

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The Variance will not adversely affect the public. The new bathroom will enable senior accessibility. The screened porch will provide outdoor space for owner that provides shade & general protection from the elements for more usability than existing open yard/patio.

2. Explain how the variance will not alter the essential character of the general vicinity.

Modifications will keep in character with house & neighborhood. Because the property is a lot and a half, there is more open yard space than required by smaller neighboring lots and has additional contiguous side yard space to remain on west side of home.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The addition will not affect the public in any way. There will be significant rear yard space remaining & the side yard is unaffected.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The slight reduction of ^{rear} yard space will allow an accessible bathroom to allow aging in place on the property.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Owner prefers to be independent & remain in home during upcoming retirement - accessible bathroom & main level rear porch will make that possible.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

This dwelling has one small bathroom - not senior friendly. Having a safer accessible bathroom is a must for this owner headed into retirement. The addition will enhance the rear yard area. The new back entrance with landing will allow safer entry/exit from house.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No, the circumstances are not the result of previous actions by owner.