

**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 request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

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

The request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

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

This requirement only affects the property owner and will not cause a hazard or nusance to the public.

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

The request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

*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).**

The request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

**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.**

Without the vaiance requested the applicant would not be able to invest / improve and redevelop the existing structures on the property therefore the property would stay vacant and shuttered.

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

The variance would allow for redevelopment of the structures to conform to façade standards of the proposed development.

**RECEIVED**

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