

## 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.

Variance will not adversely affect public health, safety & welfare because it (garage + addition) will be built to local & governing codes.

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

Variance will not alter essential character because size, shape & materials are similar to adjacent properties & common to area.

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

There will be no hazard or nuisance because it will be built to current local & governing codes - and it is private property - public has no access.

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

no unreasonable circumvention of requirements - The existing driveway is in place - existing. The <sup>new</sup> garage at the end of that drive happens to be within side yard setback.

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Additional consideration:

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

PLANNING & DESIGN SERVICES

The proposed new garage is located at the end of the existing drive. The land size & house placement on property will not allow for drive elsewhere.

### 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.

Unnecessary hardship is created by denying applicant of use of their land that best suits them & their health. The new garage allows entrance to house under cover & out of weather.

### 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 circumstances are existing prior <sup>to</sup> the applicants purchase of property. The applicant had no input to location of house & drive on property when it was built.

21-VARIANCE-0022