

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 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 the essential character of general vicinity because it is designed to honor the size, shape, proportion & materials of adjacent properties in area (Residential)

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

Variance will not be a nuisance to public because it is at a private residence where public must be invited first. It (Addition) will be built to local & governing code standards.

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

no unreasonable circumventing requirements of zoning Regs because it is common in neighborhood - and it keeps the addition in proportion to the rest of the house

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).

In order to make best use of the property and living requirements, it is necessary to encroach into the side yard setback. Size & proportion of addition is important to maintain integrity of the character of the neighborhood.

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 comes when the owners cannot use their limited property to its best & fullest potential - for their family living needs.

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 owner did not place the house where it sits on the site and did not portion off the property, giving it its limited capacity.