

### **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.**

There should be no impact to the public, it should only impact the neighbor on the right side of the property. The side porch does not create a fire hazard or encroach on the neighbors property only on our property setback.

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

The variance should not alter the essential character of the general vicinity, many houses on the same block have side porches. Many of these home also appear to be very close together as well, making our side porch placement seem average for this block.

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

The variance will not cause a hazard or nuisance to the public because it will be located about 57 ft. from the public side walk out front.

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

The variance allows side access to the house via the side porch.

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*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 reason for the variance is due to the lot being narrow (25 ft.), we are trying to fit a four bedroom house on this lot and this is the smallest floor plan we have, the house is only 14 ft. wide. We have a bedroom located at the rear of the first floor to allow ADA access, making the rear access on the side.

**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.**

Before we determine what house plan to put on this lot we have already found a qualified home buyer and sponsor for this home. If we are denied the variance we will have to put a smaller house on the lot, causing us to have to find a new home buyer and sponsor.

**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 regulations have been in effect long before we acquired the lot.

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