

JAN 04 2021

Variance Justification:

PLANNING & DESIGN SERVICES

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.

PROPOSED CARPORT IS ON PRIVATE PROPERTY, SET BACK 22 FEET FROM FRONT/STREET PROPERTY LINE SO IT WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE.

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

PROPOSED CARPORT IS DESIGNED TO COMPLEMENT THE HOUSE AND PERGOLA USING SIMILAR ROOF STYLE AND PITCH AND MATCHING ROOF SHINGLES. SIDE YARD SET BACK ACROSS THE STREET ON WEST SIDE OF ST. MATTHEWS AVE APPEARS TO BE MUCH LESS THAN 45'

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

PROPOSED CARPORT ALLOWS SPACE FOR ONE CAR UNDER COVER AND STORAGE OF ONE CANOE IN ROOF RAFTER AREA. NEITHER WILL CAUSE A HAZARD OR NUISANCE TO THE PUBLIC.

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

THE OWNER HAS CHOSEN AN OPEN CARPORT (INSTEAD OF AN ENCLOSED GARAGE) WITH THE INTENSION OF LESS MASS ON THE FRONT OF HER HOUSE. SHE LIKENS THE OPEN CARPORT TO OPEN FRONT PORCHES WHICH ARE USUALLY ALLOWED TO PROJECT IN FRONT OF BUILDING LIMIT LINES.

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 PROPERTY IS A CORNER LOT WHICH HAS A 40-FOOT BUILDING LIMIT LINE ALONG ELMWOOD AVENUE AND A 45-FOOT BUILDING LIMIT LINE ALONG ST. MATTHEWS AVENUE. THIS LEAVES ALMOST NO SPACE FOR A GARAGE OR CARPORT. IF A CARPORT WAS ADDED TO THE EAST END OF THE HOUSE IT WOULD HARDLY FIT IN THE 13.8 FOOT WIDTH TO THE UTILITY EASEMENT.

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.

IF THE VARIANCE IS NOT GRANTED, THE ONLY REMAINING OPTION IS FOR A CARPORT AT THE EAST END OF THE HOUSE. THIS IS NOT DESIRABLE BECAUSE 1) IT IS LESS THAN 14' WIDE, 2) IT BLOCKS LIGHT INTO EAST FACING FRENCH DOORS OF MASTER BEDROOM, 3) IT DISPLACES THE EXISTING PRIVATE PATIO, 4) IT CAUSES THE DRIVEWAY TO BE LONGER AND HARDER TO NAVIGATE, 5) IT MEANS THE REMOVAL OF ALL MATURE DECIDUOUS TREES.

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 NOT THE RESULT OF ANY ACTION TAKEN BY THE APPLICANT