

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 variance is in reference to a pool house that will still maintain a significant distance from the property lines. It will have no safety concerns that should affect the public

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

This will be an upgrade to the property and enhance the value and appeal. We also plan to install landscaping around the pool to further improve the setting. Lastly the small house will maintain the same design characteristics of the home.

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

See above → the public will not be affected

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

There is still a significant distance between the structure and the rear property line → 37 feet still exists

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).

Our house was built a long time ago and is located very far back on the property. The back yard is very small compared to the front

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.

It would force us to move the pool in an undesirable location for us and our neighbors. We have already made modifications to the plan to reduce the variance.

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

Applicant has requested the variance - building has not begun