

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.

Public health, safety and welfare will not be adversely affected because the project will result in a new single-family home built on a vacant lot.

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

Numerous properties in the general vicinity have narrow street side yards.

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

The project will result in a new single-family home built on a vacant lot.

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

The request is the minimal reduction from of street side yard requirement from 3' to 1.5' to allow for the construction of a 16' wide house on the vacant lot.

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 lot has an unusually narrow width of 19.5 feet.

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.

Strict application would prevent the development of a proposed 16' wide house on the lot.

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 lot width was 19.5' prior to the adoption of the Land Development Code.