

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.

It will not affect the public because the conditions are existing and there is no new construction proposed. The situation is because we are placing a property line where a possession line already exists.

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

The new propert line is consistant with adjoining properties.

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

The proposed reduction in the required rear yard will match the existing possession lines

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

The variance will be consistant with the pattern of other lots in the area.

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 lots are smaller in the area and many have houses the were sperated off on the Alley/street behind creating substandard rear yards.

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 not allow for the separation of the two residential structures on a single lot which has become a hardship in maintenance and ability to sell the property as is.

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 residences on one lot are not a result of actions taken by the applicant.

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