

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.

STRUCTURE IS SAFE AND TO MY KNOWLEDGE BUILT TO CODE.
IT PRESENTS NO SAFETY HAZARD, ONLY A FEW INCHES NEAR PROPERTY LINE

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

A STRUCTURE HAS STOOD IN THIS EXACT FOOTPRINT SINCE
1955. IT IS NOT A CHANGE TO ANY "ESSENTIAL CHARACTER".

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

STRUCTURE HAS STOOD SAFELY IN THIS POSITION FOR SEVERAL
YEARS. IT HAS PRESENTED NO HAZARD OR NUISANCE.

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

WHILE STRUCTURE TECHNICALLY DOES ENCRoACH ON SETBACK
IT HAS STOOD IN THIS LOCATION FOR YEARS, ITS REASONABLE
TO STAND WHERE IT HAS TRADITIONALLY.

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).

CURRENT OWNER HAD NO KNOWLEDGE THAT STRUCTURE WAS
NOT PROPERLY PERMITTED OR VIOLATED 2' SETBACK

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 REQUIRE TEARING DOWN A STANDING GARAGE,
DECREASING PROPERTY VALUE

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.

RECEIVED

JUL 19 2021

PLANNING &
DESIGN SERVICES

21 - VARIANCE - 0103

