

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.

This is a request for a side yard variance to allow a 3.10 x 5 foot addition on to the side of a house to allow for a new bathroom. A 3.10 x 15.45 "bump out" already exist on this side of the house. The addition is to the rear and will not alter the public health, safety or welfare.

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

The addition will be designed to match the existing exterior of the home and is not visible from the public right of way.

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

The existing home already has a "bump out" in this area. The additional 3.1 x 5 foot area built to the rear will not cause any hazards or nuisances.

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

This is an older area with 25 foot wide lots built under different zoning and setback regulations. Many houses have side yard encroachments under the current LDC. This house was built in 1900 according to PVA records.

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 special circumstance is the existing layout of the house and the block.

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.

The request is for a variance in a small area to allow for the construction of a new bathroom for the home.

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 actions by the applicant at this time.

RECEIVED

JUL 26 2021

PLANNING & DESIGN
SERVICES

21-VARIANCE-0113