

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 addition will be built in the back of our house, a distance away from public property where anyone else is able to interact with it.

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

The addition will simply slightly expand an already-existing partial second floor, and will be wholly non-visible from the street. It will be similar to the many other neighborhood houses with second floors.

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

The addition will be inaccessible to the public, and build in accordance with standard construction guidelines.

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

The 3-foot side yard requirement postdates the construction of all the zero-lot-line houses on Baroness Ave, which were all built prior to the institution of this requirement.

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).

Shelby Park and its surrounding neighborhoods, being older, contain many zero-lot-line houses, and it's common for housing in the area to be built right up to their property lines.

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.

We would not be able to build vertically, which would continue to leave the space above our kitchen as "wasted space" in the general shape of our house.

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

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