

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 house, deck + garage are existing. Our plan is to cover the deck and screen in the open sides. This will not affect the public as it is on our property.

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

We are simply enclosing the deck to be able to use it more often and believe it will improve the character of the neighborhood.

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

This is located in our backyard and not in a public space.

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

We still have a large yard space. We are on a corner lot that also includes an easement. In fact the entire length of the property from W Ashland to the alley is landscaped.

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).

We purchased the home in November 2020. The house, deck + garage were all in place.

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.

This is our home + we want to use it the best we can. Covering + screening the deck will allow us to use our yard more often on hot, sunny days + evenings.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

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I assume this regulation has been enforced for a number of years + we were unaware of it. But as stated above, we believe this will add value not only to our home but also the neighborhood.

PLANNING & DESIGN
SERVICES

21 - VARIANCE - 0120