

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.

Proposed structure will obstruct pedestrians or passers-by view of vehicles or other pedestrians. Structure will be constructed in accordance with applicable building safety codes.

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

Proposed structure will be finished to match the aesthetic of our home including paint, shingle material, and period correct door & trim hardware.

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

Proposed structure will not be in sight-line of drivers or passers-by. Structure will be reasonably hidden from view by both trees, as well as natural topography of lot.

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

Due to the unique dimensions of the lot the variance is being requested as our options for constructing this structure in a manner which avoids creating a nuisance ~~or not~~ and optimizing the aesthetic appeal necessitate locating the structure as proposed.

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 unusual dimensions of the lot and resultant "private yard" size create a unique situation. This also results from the location of the primary dwelling.

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 current code would not allow the homeowners to construct a reasonable porch structure which would enhance the quality of life for them, as well as neighbors & friends.

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 AUG 20 2021 PLANNING & DESIGN SERVICES
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