

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.

Moving the house to the rear of the property does not affect public health, safety or welfare.

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

we are removing a overgrown vacant lot and building a new home that will only increase the character of the general vicinity.

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

Placing the house in the rear of the property will not adversely affect the public.

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

Other than the front setback all other requirements of the zoning regulations are met. This property in .91 acre if it was 1 acre than this variance would not even be necessary.

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).

Special circumstances: the footprint of house will not fit at the required 30' front setback. And a little deeper into the lot from there we have a MSD easement. The only place the house will fit is the rear.

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 house only fits on the land at the proposed location also taking into consideration the MSD easement.

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