

JUSTIFICATION

To justify approval of any variance, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Explain how the variance will not adversely affect the public health, safety, or welfare.

The proposed variance will improve safe access to the residence by allowing construction of a properly designed entry deck, stairs, and/or accessible ramp system on a property with significant elevation change between the sidewalk and front entrance. The project will be constructed to applicable building standards and is intended to reduce safety concerns associated with the existing steep access conditions. The variance will not create increased traffic, noise, drainage concerns, or other impacts to public health, safety, or welfare.

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

The proposed improvements are residential in nature and consistent with the surrounding neighborhood. The project is intended to complement the existing home and nearby residential properties.

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

The proposed variance will not create a hazard or nuisance because the improvements will remain entirely on private property and will be constructed in compliance with applicable building and safety requirements. The project is intended to improve pedestrian safety and access to the home rather than create unsafe conditions.

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

The request is not intended to circumvent zoning requirements for convenience or overdevelopment, but rather to address the unusual topography and maintenance challenges associated with the property. The proposed deck provides a practical and safer alternative to maintaining a steep front yard area that is difficult to access and maintain safely.

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The property contains unusual physical characteristics due to the steep elevation change between the residence and the sidewalk/street level. These topographical conditions create challenges for both access and routine yard maintenance that are not generally present on flatter residential lots in the area.

6. 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.

Strict application of the front-yard coverage limitations would prevent the owner from making reasonable and safe use of the property given the steep terrain conditions. Due to the slope of the yard and the physical demands associated with maintaining it, the requested variance is necessary to allow a practical long-term solution that supports safe access and continued residential use of the property.

7. Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No.

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