

**JUSTIFICATION**

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no,** or **n/a** will **not** be accepted.

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

Rebuild within pre-existing footprint.  
Appropriate space exists between neighboring properties

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

Will rebuild to match/accentuate style of our neighborhood

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

Standard residential construction

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

Aligns with all other buildings & lot lines

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

Recovering from fire damage  
Rebuild in existing footprint.

**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 a single room extension within prior footprint, with a goal of delivering more residential space

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

No

**RECEIVED**  
APR 24 2023  
PLANNING & DESIGN SERVICES