

**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.**

The plan is to install a garage similar to other garages in the neighborhood. The lot for 815 Samoa Way is an awkward lot with an acute angle in the south east corner at the end of the driveway. The variance will reduce wasted space due to the awkward shape of the lot.

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

The plan is to install a garage similar to other garages in the neighborhood. There will be nothing unusual with this standard garage build.

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

This area will just look like a standard garage from all angles. Similar to other garages in the neighborhood.

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

The garage will maintain all other requirements other than the rear setback variance.

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

Reducing the rear setback from 5' to 2' will allow the garage to move further back to the south east corner of the lot to better utilize the lot space.

**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 strict application of the regulation would cause a portion of my lot more difficult to utilize. The garage fits the lot better if the rear setback is reduced from 5' to 2'.

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

The garage is in the planning stage, therefore, no work has been started at this time.

RECEIVED

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PLANNING & DESIGN SERVICES

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