

# 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 variance will allow multiple single family homes to be constructed and available for residents in Jefferson County.

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

The variance will allow new homes to be constructed on the buildable portion of properties, at an appropriate and appealing distance from the adjoining neighbors, and fulfill all other dimensional preferences outlined in the land development code.

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

The variance will not impede any visual or aesthetic line of site for neighbors or create any transportation visibility issues. If the variance is denied, the remaining buildable portion of land is not environmentally friendly and could create new potential drainage issues to neighbors.

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

The variance follows the normal established requirements of the Traditional Neighborhood dimensional standards.

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

The infill set backs for the adjoining neighbors is based upon larger plots of land that are in opposing orientation to the two smaller plots of land seeking variance relief.

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.

If the front setback variance is not approved, it will be necessary to seek other variances (rear-setback variances) so the new family homes can be built. If the setback variance is not approved, then construction of new dwelling units will infringe upon the privacy of adjoining neighbors.

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

No. The site circumstances are existing. The variance request is in conjunction with the approved subdivide/minor plat completion for the property. The variance request is part of pre-planning stage to construct and provide more available housing units within Jefferson County.