

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.

we are not encroching into public areas. public won't be affected at all. job will be cleaned on a daily bases.

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

Adding 2nd story to building is not unusual since a large number of the homes in the area are origionally 2 story.

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

the addition we are proposing does not directly affect the public.

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

I feel its not unreasonable since a lot of the homes were built like this origionlly.

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

the extra square footage is needed to maximise the value of the property.

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.

Without the variance being issued for this project I would have to renovate the existing sq footage. the original structure doesn't allow for enough bedroom space. it also allows me to relocate furnace and water heater from cellar to main floor.

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

no, the regulation has been in place long before I bought the property.

RECEIVED

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PLANNING & DESIGN SERVICES

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