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Variance Application

JUSTIFICATION

JUN 29 2026

OFFICE OF
PLANNING

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.

It will enhance public health and safety by deterring criminal activity, reducing unauthorized access, protecting employees from vehicle break-ins & potential confrontations. It will not create hazards or obstruct visibility.

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

Multiple other properties along this corridor utilize fencing and controlled access points. The fence will be located in a rear parking area and will be consistent with the existing fence.

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

They are located in a rear parking area and designed to maintain security. They will reduce trespassing, criminal activity and contribute to a safer environment in the surrounding area.

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

It is of limited scope and tied directly to a documented security need for the property. It is consistent with the existing fence and is intended to enhance safety, not expand or intensify the permitted use of the property.

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

Repeated instances of vehicle break-ins & damage within the rear lot, a documented security concern. There is already 6' chain link on the property and the new fence & gates would form a consistent barrier.

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.

It would prevent us from implementing reasonable & effective security measures to address documented criminal activity in the parking lot. Without an 8' fence consistent with the perimeter, we would be left without an effective deterrent.

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

No, they stem from ongoing security issues & criminal activity in the rear parking lot.