

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.

Variance will not adversely affect public health, safety & welfare as it will be built to code & structurally sound.

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

Variance will not alter essential character of general vicinity because the design of garage is of size, shape & proportion & materials of house on lot & similar to adjacent properties.

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

No hazard or nuisance to public because it will not be a source of hazardous material storage and it is a private property - not accessible to the public.

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

There is no unreasonable circumvention of zoning requirements as the shape of the lot happens to be irregular in that area - garage at that location will appear to be normal to neighborhood & not unreasonable.

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

The size & shape of the lot is irregular - requiring the variance - and insufficient at the location needed for the garage.

RECEIVED

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.

UNNECESSARY HARDSHIP OCCURS WHEN GARAGE OF THE SIZE SERVICES OWNERS NEEDS IS PLACED IN MIDDLE OF PROPERTY - THE NEEDED PLAY/GREEN AREA OF THE PROPERTY THAT OWNERS SO ENJOY WILL BE DESTROYED. SHAPE OF GARAGE MATCHES HOUSE - MATCHES MATCH ALSO + AGE IS APPROPRIATE TO THE SECONDARY STRUCTURE.

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

The applicant did not layout the size & shape of the lot. They only purchased it as is - NO, applicant did not act to cause the need for this variance.

23-VARIANCE-0082