

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

This variance will not affect the public health, safety or welfare. By decreasing the buffer by only 18' the existing berm and tree protection in this area will not be touched. We are also proposing additional landscaping in this area.

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

This variance will not alter the essential character of the general vicinity. As stated above there is an existing berm and tree protection that will not be touched. We are also proposing additional landscaping in this area.

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

This will not cause a hazard or nuisance to the public, although our proposed truck dock is on that side of the building the delivery times will be limited to 9AM to 5PM.

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

This variance is not unreasonable to the current zoning regulations, we are reducing by only 18' of the 50' and are proposing additional landscaping in this area to make up for that space.

Additional consideration:

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

This variance arises because we have a detention basin easement on our property that limits us in all directions.

2. 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.

Based on the above constraint, we have done everything we can in order to fit the size building needed based on this area.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

No, these circumstances are not the result of the actions of the applicant, as based on the above questions and answers.

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