

## 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.

The garage would be an asset to the property as well as to the Neighborhood. It will not encroach on any one's property or any easements.

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

There are several homes on the street and in the neighborhood with attached 2 car garages. The next door neighbor Victor Torres at 6303 also applied for a variance to build a garage on his home which was approved.

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

Our variance request is to build a 2 car attached garage to house cars. That will be built within our property lines.

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

There are several home in the general vicinity with attached garages. Our garage would blend in and not alter the character of the neighborhood.

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

The proposed location of the attached garage is a reasonable circumvention. It will be built where the existing carport is. Coming over 10' which will still be within our existing property lines.

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 will decrease the value of the home that we are renovating and take away from the aesthetics of the neighborhood. It will also deprive the homeowners of a structure that will provide many uses i.e. securing & protecting cars, storage.

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

No, we are hoping to get the variance approved before doing any renovations.

RECEIVED

JAN 29 2024

PLANNING & DESIGN  
SERVICES