

**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.

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PLANNING & DESIGN SERVICES