

## 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 variance will not adversely affect the public health, safety, or welfare because this has been an existing condition for many years and fencing currently screens the property line.

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

The variance will not alter the essential character of the general vicinity because the condition has existing for many years and the existing fence provides screening.

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

The variance will not cause a hazard or a nuisance to the public because the condition has existing for many years and the existing fence provides screening for the setback.

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

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because this condition has existed for many years.

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

The variance arises from the fact that the existing rectory was built many years ago as a house and site closer to the property line than current zoning regulations would provide, and the proposed garage will replace the existing garage which also currently encroaches on the required setback.

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.

Strict application of the provision of the regulation would not allow the existing building to remain and would prevent the proposed garage from being constructed in place of the existing garage.

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

No, the rectory building/house was built many years ago.

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