

## VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

Seeking approval to build mother in law quarters for mother . To do this, permission is required to build 13 feet past allowable easement which is currently 25 feet. This will result in land having only 12 foot easement. If this does not happen, mother will be faced with financial hardship as she is dependent on her son and this is his only means of providing housing for her.

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(2) Please explain if these conditions and circumstances result from actions by the applicant;

Easment is currentlty in line with city code.

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(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

If granted, easement will be 12 feet from property line and neighboring properties will not be affected. All utilites are located on opposite end of backyard.

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(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

Other neighboring property owners have similar mother in law quarters built to tend to aging parents.

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(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

Yes, the requested variance will allow us to build a modest but reasonable living space for our mother, without obstructing the view of adjecent neighbors and leaving plenty of space on the property line. It will also allow space for utilities or city personnel.

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(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Property line will have 12 foot easment and utility lines on other side of backyard.

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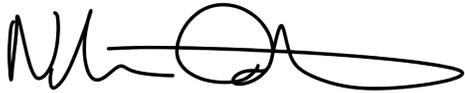
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(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Will comply fully with conditions given by Plannoing and Zoning Board or Admin.

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Signature of Applicant

Nicholas Dwarika

Hand Print Name

7/31/23

Date