

Justification for Variance Request

Please answer the following questions fully in order to prove your case to the Board.

1. Explain the special circumstances or conditions that apply to the land, building, or use referred to in the application. The special circumstances cannot be self-imposed by the property owner.

See typed

letter

NON Fillable PDF

2. State why the granting of this variance is necessary for the preservation and enjoyment of substantial property rights.

IDEM 1

Justification for Variance Request (Cont'd)

3. Explain why this variance will not materially be detrimental to persons, property, or the public welfare of the community.

IDEM 2

1. Special circumstances not self imposed:

The new space will accommodate a new secure and non claustrophobic work and living space. I work in space and defense. Currently have an open office in the living area by the main entrance in the house. We have kids that are using the bedrooms, thus cannot convert a bedroom into a secure and non claustrophobic office.

2. Preservation and enjoyment of substantial property rights:

This will allow me to utilize the new addition as a private and secure work/living space without feeling claustrophobic, while meeting security needs for work.

3. Variance not materially detrimental to persons, property, or the public welfare of the community.

While most new homes in Chandler are built on dense lots, with much smaller setbacks, my variance request is minimal in comparison. The new east side variance will be at the required 5ft. It only takes away 1ft 2 inches from total allowed variance of 15ft. (see photo of new area space from street)

My existing garage to the west side of the property is set back at 8ft and 8inches, while the rest of the house on the west is set back at 15ft 7 inches. New total variance will be 13 ft and 8 inches.

The small variance will have no observable visual impact, nor will affect safety or emergency use access by emergency services with the required 5ft setback. The overall variance difference of 1ft and 2 inches, will not materially be detrimental to any persons, property or the public welfare of the community.