H. The special circumstances are not the result of the actions of the applicant;
I. The variance requested is the minimum variance that will make possible the legal use of the land or structure;
J. The variance is not a request to permit a use of land or structures which are not permitted by right in the zoning district involved;
K. The extension of said nonconforming use will not further injure a permitted use on the subject property or on adjacent property;
L. The design, construction, and character of the nonconformance is not suitable for uses permitted in a district in which the nonconformance is situated; and
M. The nonconforming use is similar to the prior nonconforming use.