

VARIANCE HARDSHIP WORKSHEET

Is the request due to a Code Enforcement action?

☐ Yes. If Yes, indicate case number _____, and

name of contractor _____

☒ No.

Prerequisites to granting of variance:

A variance may be granted when it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations. Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance. Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to authorize any variance from the terms of this chapter, the Board of Adjustment shall find all of the following factors to exist:

(1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification:

The rear and side property lines are usual shapes creating a point at the rear property line. Because of this; the assumed rear property line is located approximately 45' (north side) and 33.75' (south side) into the property. I loose 40' of my rear property. On the north side is a school which is zoned "GU" (residential). If it were zoned (I-Institutional, or GML) I would not need that setback variance.

(2) That the special conditions and circumstances do not result from the actions of the applicant:

As a result of the subdivision plat lines variances are required.

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this chapter to other lands, buildings or structures in the identical zoning classification:

Granting these variances Will Not confer any special privileges to this property that others can't receive via the same provisions of this chapter.

(over)

(4) That literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of this chapter and will constitute unnecessary and undue hardship on the applicant:

Other properties in the same zoning do not have the same property line configuration and therefore would not require a variance for the same reasons. Because of the property line configuration and the zoning of the north parcel (school); variances are required.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

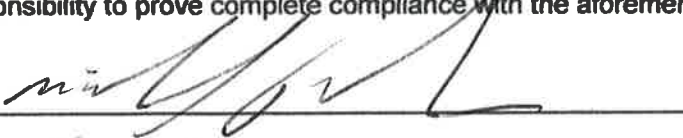
The garage and it's location were designed with minimal disturbance in mind.

(6) That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

Harmony would be achieved with the intent and purpose of this chapter. There will not be any injurious or detriment to the public welfare with this proposal.

I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed zoning representative. I am fully aware that it is my responsibility to prove complete compliance with the aforementioned criteria.

Signature of applicant



Signature of planner

