

VARIANCE HARDSHIP WORKSHEET

23V00050
Goforth-Munro

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:

Our lot is a baseball diamond shape which is unusual in the neighborhood. The shape of the lot makes the back very narrow at only 31.20' wide.

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

The unusual shape of the lot is because it is on a corner and not as a result of anything homeowners did.

(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:

We have done extensive research throughout the entire neighborhood and the variance we are requesting is comparable to the entire neighborhood. The variance would provide homeowners with the same privileges afforded to their neighbors.

(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:

Enforcement would deprive homeowners of the same rights commonly enjoyed by other properties in the neighborhood. It would be an undue hardship to buy ^{lower} property in a canal community where homeowners could not put in a reasonable dock to house a small boat.

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

The variances requested will allow homeowner to dock their 20' boat. It in no way interferes with the navigable waterway. It is in line with the two adjacent neighbors docks. It will not affect neighbors in any way from using their existing docks.

(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:

The proposed variances are in harmony with all surrounding properties and will not be detrimental in any way to the neighborhood. It will afford homeowner the same rights enjoyed by their neighbors.

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

Alay R. Hobbs

Signature of planner

Paul Boddy