

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:

_____ This is the only area on my property
_____ where I can build my workshop. There
_____ is an existing shed already on this spot. I want to build
_____ in the same spot a larger workshop.

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

_____ there are no circumstances resulting
_____ from my actions

(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:

_____ I understand ~~no~~ special privilege
_____ will be granted by this variance

(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:

I want to return to flying. I can afford an ultra light plane. I need a place to assemble and maintain it. Without this workshop I will not be able to fly

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

This building will be the minimum variance based on property and existing house

(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 location of workshop will involve the least impact on land. There is already a building foot print there, no trees will be removed

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 Donald Jones

Signature of planner Paul Bodry

This is a copy of the "reason for Hardship", but in larger print

I want to replace our shed, which is 3 feet from our property line, with a larger modern workshop.

The shed was already here when we purchased this property in 2025.

Reason for workshop / hardship:

I have a private pilot's license. I have not been actively flying since starting my family and my business 36 years ago. Since retiring, I want to pursue my dream of flying again. I want to purchase an Ultralight aircraft. They come in kit form and need assembly. The kits bolt together, preprinted. No painting is required.

Additionally, I need the workshop to store it and maintain the aircraft. The wings fold back, so I will be able to store it in a 24x25' workshop. The ultralight is towed in a trailer and flown from grass air strips to fly.

There is only one place on our property to build my workshop. It is in the same spot as the existing shed. I plan to remove the existing shed for the workshop. Our attached garage is too small for ultralights.

The new workshop needs to be the same distance from the property line and is the only location on my property where the workshop will fit. This is why I need the variance. Thank you for your consideration in helping me pursue my dream of flying again!

Electric and water