

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:

My lot being a corner lot, only allows 1 point of entry with
car or trailer. I need to store my boat and truck inside.
A breezeway would make the portion of the garage inaccessible.
My Boat is 24 feet plus the trailer. I would not be able to put it inside
with a smaller garage.

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

These conditions are due to inherent property and
zoning characteristics rather than the decision or actions
I have taken as the applicant.

(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:

Approving this application would allow me to utilize the property
to meet my needs. I do not wish for an undue advantage,
but rather addresses a legitimate need consistent with
the spirit and intent of zoning code.

(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:

The literal enforcement of the 900 Sq.Ft Shop would force me to store property outdoors, exposing these items to theft, weather damage. This unnecessary hardship is preventing me from utilizing my property in a manner common to neighboring residential homes surrounding my home.

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

The variance of 600 Sq.Ft more than the 900 Sq.Ft I am allowed, represents the minimum size to achieve safe, secure, practical storage for my boats, trailers, vehicles that cannot fit into the allowed 900 Sq.Ft.

my specific hardship does not represent an excessive or unreasonable departure from the intent of county's land use regulations.

(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:

Granting this variance allowing me to build a 1500 Sq.Ft garage on my 1-acre, owner-occupied will be in harmony with the general intent and purpose of the county regulations, providing safe secure storage for my boats trailers and vehicles, maintaining proper setbacks not injurious to community.

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 Christopher Gonzalez

Signature of planner Desiree Jackson