

Office Hours:
Monday through Friday
8 AM to 4:30 PM

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ZONING USE VARIANCE APPLICATION

Section 14.6 A. 2. c. iv.: The proper procedure to follow for an individual desiring a use variance is to file an application for amendment of the text of this ordinance or the Zoning Map pursuant to Section 14.8.D. A use variance shall only be granted under exceptional circumstances where the current zoning district is clearly unreasonable as applied to a specific parcel. The Board of Appeals shall have the power to grant use variances provided that the applicant has proven that an unnecessary hardship exists that can only be resolved by grant of a use variance and that:

1. The property in question cannot be put to a reasonable use if permitted to be used only for uses allowed in the district in which it is located;
2. The plight of the owner is due to unique circumstances peculiar to the property and not to the general neighborhood conditions;
3. The use variance, if granted, would not alter the essential character of the area;
4. The problem is not created by the appellant;
5. Two-thirds vote of the members of the Zoning Board of Appeals (Four- 4) is necessary to approve a use variance based upon unnecessary hardship.

APPLICANT _____ CASE NUMBER _____

1. Zoning District: _____
2. Describe why the property cannot be reasonably used based upon existing uses allowed in the present zoning district:

3. Explain how the owner's problem is due to unique circumstances which are atypical to the property involved and not the general condition of the neighborhood:

4. Explain how the use variance, if granted, will not alter the essential character of the area:

5. Describe why the problem is not created by the applicant:

6. Describe any negative impact to the adjacent parcel(s) that may result from the granting of this use variance (i.e. property valuation, fire hazard, traffic congestion, etc.):

7. Additional comments or statements:

The above information is true to the best of my knowledge and belief.

Date _____ Signature _____

(Please print name here)