

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> • Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code 	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> • Rear, side & front setbacks 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> • Width 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Distance from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> • Area allowed (maximum sq. ft.) 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Front setback 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Lot width <100' 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Number of items of information 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • On side of building 	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> • Height or Openness 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties

ACCESSORY BUILDINGS (Play Structures, Storage Sheds: *(Complete Accessory Structure Permit Application); Detached Garages:* *(Complete Building Permit Application)*

Note: *Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)*

• Height	<input type="checkbox"/>	(Area) Practical Difficulties
• Setback from property line	<input type="checkbox"/>	(Area) Practical Difficulties
• Square footage	<input type="checkbox"/>	(Area) Practical Difficulties

Air Conditioners and Generators: *(Complete HVAC Permit for A/C or Electrical Permit for Generators)*

• In side yard <10' from property line or in front yard	<input type="checkbox"/>	(Area) Practical Difficulties

Parking: *(Complete Building Permit Application)*

• < the number of spaces required	<input type="checkbox"/>	(Area) Practical Difficulties
• Setback from property line	<input type="checkbox"/>	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

The property is an existing commercial storefront currently operating as a dry-cleaning drop-off business. The building layout, lot size, and existing parking configuration are long-standing site conditions that limit the ability to provide additional parking on the property.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

Without the requested variance, the property would be difficult to continue using as a viable commercial tenant space. Approval of the variance would allow continued productive commercial use of the existing storefront.

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

The requested variance is the minimum relief necessary to allow continued commercial use of the property. No additional zoning relief is being requested.

- D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

Granting the variance will not alter the essential character of the neighborhood. The property is already an established commercial storefront, and the proposed use remains consistent with surrounding commercial uses.

- E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

The requested variance will not adversely affect governmental services, including traffic circulation, utilities, refuse collection, emergency access, or public safety services.

- F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

The property owner is aware of the zoning requirements and is submitting this application in order to comply with City requirements for continued commercial use of the property.

- G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

The parking condition was not created by the property owner. It is an existing condition of the property and parking layout that has existed with the current commercial use.

- H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

There is no practical alternative method to create additional parking spaces on the property due to the existing building placement and site layout constraints.

- I.) Explain whether the spirit and intent behind the zoning requirement would be observed and

substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

Granting the variance would remain consistent with the spirit and intent of the zoning code because the property would continue to be used as an existing neighborhood commercial storefront compatible with surrounding uses.

- J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Approval of the variance would not confer a special privilege upon the property owner. It would simply allow reasonable continued commercial use of the property under existing site conditions.

- K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

Strict application of the parking requirement would unnecessarily limit reasonable commercial use of this existing storefront compared with similar nearby commercial properties operating under existing site conditions.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

