

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	☐	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
Rear, side & front setbacks	☒	(Area) Practical Difficulties
Coverage (>28%)	☐	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
Width	☐	(Area) Practical Difficulties
Distance from property line	☐	(Area) Practical Difficulties
Circular if lot width is <90'	☐	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
Area allowed (maximum sq. ft.)	☐	(Area) Practical Difficulties
Height	☐	(Area) Practical Difficulties
Front setback	☐	(Area) Practical Difficulties
Lot width <100'	☐	(Area) Practical Difficulties
Number of items of information	☐	(Area) Practical Difficulties
On side of building	☐	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
Height or Openness	☐	(Area) Practical Difficulties
Front Yard (in setback)	☐	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
Height	☐	(Area) Practical Difficulties
Setback from property line	☐	(Area) Practical Difficulties
Square footage	☐	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
In side or rear yard <10' from property line or in front yard	☐	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
< the number of spaces required	☐	(Area) Practical Difficulties
Setback from property line	☐	(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 EXISTING STRUCTURE DOES NOT COMPLY WITH THE
MINIMUM SIDE YARD SETBACKS.

- 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).

THE EXISTING HOME IS 90 YEARS OLD AND THE OWNERS ARE
HOPING TO ADD IN SOME MODERN AMENITIES LIKE A MUD
ROOM AND FIRST FLOOR LAUNDRY ROOM.

- 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 MINIMUM SIDE YARD SETBACK IS 8', BUT THE
EXISTING HOME IS ONLY 4'-0" OFF THE PROPERTY LINE.

- 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).

THE ADDITION MAINTAINS THE EXISTING CHARACTER OF THE
HOME / STREET AND WILL BE ALL BRICK TO MATCH THE
EXISTING FACADE. IT IS LOCATED NEXT TO THE NEIGHBOR'S
DRIVEWAY SO IT DOES NOT ENCRoACH ON THEIR PRIVACY.

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

NO ADVERSE EFFECTS.

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

THE OWNER WAS NOT AWARE THAT THE EXISTING HOME
DID NOT COMPLY WITH THE SETBACK REQUIREMENTS.

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

NO, THE OWNER IS JUST HOPING FOR SOME EXTRA
SPACE WHEN THEY ENTER HOME FROM GARAGE.

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).

THE OWNER NEEDS TO EXPAND THE EXISTING GARAGE
TO GAIN INTERIOR SPACE NEEDED FOR MUD ROOM.

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).

THE OWNERS ARE PLANNING A SUBSTANTIAL 1ST FLOOR
RENOVATION THAT WILL ADD A CONSIDERABLE VALUE TO THE HOME.

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.

MANY HOUSES IN THIS AREA WERE BUILT IN NON-COMPLIANCE
WITH THE CURRENT SETBACKS - NO SPECIAL PRIVILEGE.

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.

THE ADDITION WILL NEED TO MAINTAIN ITS EXISTING 4'-0"
SIDE YARD SETBACK TO KEEP THE GARAGE SPACE ALIGNED WITH

THE EXISTING. THE OWNERS ARE HOPING TO MAKE A NEARLY CENTURY
OLD HOME WORK FOR THEIR FAMILY.

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.