

Variance Information:

Current zoning of the property: _____ Size of Lot: _____ X _____

Total Square Footage: _____

Circle One (if applicable): Corner Lot Interior Lot Waterfront Lot

Number of Buildings on lot now: _____

Percentage of lot coverage by buildings/structures now: _____

Type/Use/Size of Each Building:

Describe your proposal (proposed building, structure, addition, fence, etc.):

Fill out following as it pertains to your situation. (e.g. fill in all for buildings, height & length for fence, etc.)

Height: _____ Width: _____ Length: _____

Sq. Footage: _____

Percentage of lot coverage with proposed building/structure, addition, fence, etc.:

Setbacks after completion of proposed project:

Front: _____ Rear: _____ Side: _____ Side: _____

For a variance to be granted the applicant must prove a unique circumstance on the property or an undue hardship relating to his/her situation. Please note that the Board will NOT consider hardships or unique circumstances that are self-created. Given this requirement, clearly state the reason you are requesting a variance:

Sketch Plan: Please attach a sketch plan which shows zoning classification of applicant's property and all abutting properties, existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within fifty (50) feet of the site.

I (We) hereby to attest that all the information provided in this application and attachments submitted are true and correct, to the best of my (our) knowledge and belief:

Applicant Signature: _____ Date: _____

Property Owner's Signature (if different from applicant): _____

(over →)

Criteria that the Board Uses in Evaluating Variances:

1. **Practical Difficulties:** Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.
2. **Substantial Justice:** Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.
3. **Public Safety and Welfare:** The requested variance or appeal can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.
4. **Extraordinary Circumstances:** There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created. The nonconforming condition of adjacent or nearby properties does not constitute a circumstance justifying the granting of a variance.
5. **No Safety Hazard or Nuisance:** The granting of a variance or appeal will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.
6. **Relationship to Adjacent Land Uses:** The development permitted upon granting of a variance will relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be given to prevailing shopping patterns, convenience of access for patrons, continuity of development, and the need for particular services and facilities in specific areas of the Village.