

VARIANCE JUSTIFICATION STATEMENT

(PROPERTIES OUTSIDE OF A HISTORIC AREA)

The following questions pertain to the criteria upon which the Board of Adjustment or Planning and Zoning Board will consider this application, per LDR Section 2.4.11(A)(5). Please address each criteria separately (either below or as an attachment) as the answers provided will assist reviewing the proposal and can be included as part of the staff report presented to the Board.

a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings subject to the same zoning. Economic hardship shall not constitute a basis for the granting of a variance.

b) That literal interpretation of the regulations would deprive the applicant of rights commonly enjoyed by other properties subject to the same zoning.

c) That the special conditions and circumstances have not resulted from actions of the applicant.

d) That granting the variance will not confer onto the applicant any special privilege that is denied to other lands, structures, and buildings under the same zoning. Neither the permitted, nor nonconforming use, of neighborhood lands, structures, or buildings under the same zoning shall be considered grounds for the issuance of a variance.

e) That the reasons established in the variance petition justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

f) That the granting of the variance will be in harmony with the general purpose and intent of existing regulations, and will not be injurious to the neighborhood, or be otherwise detrimental to the public welfare.

Other comments and information to assist in reviewing the request (attach separate sheet if necessary in a MS Word format).