

ZONING BOARD OF ADJUSTMENTS

CHECKLIST FOR GRANTING VARIANCES

Name of Requester: \_\_\_\_\_

Address: \_\_\_\_\_

Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**165.80.46 Appeals for Variances.** The Board also shall have authority to authorize upon appeal in specific cases variances from the terms of this Chapter when the following is demonstrated by the property owner.

- \_\_\_\_\_ A. Whenever a property owner can show that a strict compliance with terms of this Chapter relating to the use, construction or alteration of buildings or structures or the use of land will impose upon such owner unusual and practical difficulties or particular hardships.
- \_\_\_\_\_ B. That a variance if granted will be in harmony with the general purpose, intent and spirit of this Chapter.
- \_\_\_\_\_ C. That the Board determines that the granting of the requested variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship so as to warrant a variance from the official City plan, while at the same time, surrounding property will be reasonably protected and the proposed variance will be in character with the surrounding neighborhood.
- \_\_\_\_\_ D. That by granting the request for a variance substantial justice will be done.

**165.80.50 Determinations.** In considering all appeals, special uses and any proposed exception or variance to this Chapter, the Board, before making any decision in a specific case, shall first determine:

- \_\_\_\_\_ A. That the granting of the request will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this Chapter.
- \_\_\_\_\_ B. That it will not impair an adequate supply of light and air to adjacent property.
- \_\_\_\_\_ C. That it will not unreasonably increase the congestion in public street.
- \_\_\_\_\_ D. That it will not increase the danger of fire or the public safety.
- \_\_\_\_\_ E. That it will not unreasonably diminish or impair established property values within the surrounding area.
- \_\_\_\_\_ F. That it will not in any other respect impair the public health, comfort, safety, morals or welfare of the inhabitants of the City.

