



ZONING NOTICE OF APPEAL REQUESTING AN AREA VARIANCE

SECTION 9.14(A)

FORM NO. 14

The undersigned hereby applies for an area variance for the following described property. All completed applications shall be submitted to the Zoning Inspector and shall, at a minimum, contain the following information. The Zoning Inspector or the Board of Zoning Appeals may request additional information as may be necessary to ensure compliance with the Zoning resolution or waive requested information that is not applicable. This application shall be completed by the property owner of record or his authorized attorney. Incomplete applications shall not be processed. Please print legibly or type all information, sign, and date this form.

Note: This application must be submitted within twenty (20) days after the denial of a zoning certificate by the Zoning Inspector.

1. Name(s) of appellant(s): _____
Name(s) of property owner(s) if different from appellant _____

2. Address: _____

Street Address	Post Office	State	Zip Code
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3. Phone No.: (____) _____ Email: _____
4. Attach a copy of the zoning certificate application and site plan that was denied by the Zoning Inspector.
5. Provide the specific zoning regulation(s) and section number(s) from which a variance is requested: _____

6. Please provide written justification for the requested variance.

Responses to the following Duncan Factors (a – h) shall be provided. **Note:** The practical difficulties standards shall apply to an area variance and the following factors to be considered include, but may not be limited to, the following. Not all the factors must be met by the appellant and no single factor controls in a determination of practical difficulties.

- a. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

- b. Whether the variance is substantial.

- c. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

- d. Whether the variance would adversely affect the delivery of governmental services.

- e. Whether the property owner purchased the property with the knowledge of the zoning restriction.

- f. Whether the property owner's predicament can feasibly be obviated through some method other than a variance.

- g. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

- h. Such other criteria that the Board of Zoning Appeals believes relates to determining whether the zoning regulation is equitable.

The undersigned hereby states that all the information in this application is true and correct to the best of my knowledge, information, and belief. I hereby acknowledge that the penalty for falsification is imprisonment for not more than six (6) months, or a fine of not more than \$1,000.00, or both.

Signature of appellant: _____ Date: _____

Printed name: _____

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FOR OFFICIAL USE ONLY

Date Received: _____

Application Fee Received: _____

Zoning Certificate Application Number: _____

Facility File Number: _____ Parcel # _____

Variance Number: _____