



Zoning Board of Adjustment **Revised 2014**
Application for Special Use

PO Box 247
Walcott, Iowa 52773-0247
Phone: 284-6571 Fax: 284-6984

PROPERTY ADDRESS: _____

PROPERTY ZONING: _____

\$150.00 APPLICATION FEE

<p>APPLICANT:</p>	<p>Name: _____</p> <p>Address: _____</p> <p>Phone: _____</p>
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<p>PROPERTY OWNER: (if different)</p>	<p>Name: _____</p> <p>Address: _____</p> <p>Phone: _____</p>
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Before the Board of Adjustment grants approval of a Special Use under the City of Walcott Zoning Ordinance, all of the following conditions **MUST** be met:

- a. The proposed use is designated by this ordinance as a Special Use in the district in which the use is to be located.
- b. The proposed use will comply with all applicable regulations in the district in which the use is to be located.
- c. The location and size of the proposed use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- d. The location, nature, and height of buildings, walls, and fences and the nature and extent of the landscaping on the site are such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings.
- e. Parking areas will be of adequate size for the particular use, properly located, and suitably screened from adjoining uses and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
- f. The proposed use will not cause substantial injury to the value of other property in the neighborhood.
- g. Conditions in the area have substantially changed and at least one year has elapsed since any denial by the Board of Adjustment of any prior application for a Special Use Permit that would have authorized substantially the same use of all or part of the site.

- h. The Board of Adjustment shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to assure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the intent of this ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this ordinance.

Brief description of the proposed Special Use:

Information required to accompany completed application:

A. Legal description of property: _____

B. *Site plan drawn to scale showing:

- 1. Lot with dimensions
- 2. North point and scale
- 3. Existing and proposed structures with distances from property lines
- 4. Abutting streets and alleys
- 5. Land uses on and property owners of abutting lots
- 6. Parking spaces, existing and proposed.

(*Submission of a site plan print not larger than 11" x 17" is preferred.)

Date: _____

Signature of Applicant

Date: _____

Signature of Property Owner
(if different)

OFFICE USE ONLY

Application received by _____ Date _____