



Zoning Board of Adjustment **Revised 2014**
Application for Variance

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

PROPERTY ADDRESS: _____

PROPERTY ZONING: _____ SECTION OF CITY CODE REQUESTING VARIANCE FROM _____

\$150.00 APPLICATION FEE

APPLICANT:	Name: _____
	Address: _____
	Phone: _____

PROPERTY OWNER: (if different)	Name: _____
	Address: _____
	Phone: _____

Before the Board of Adjustment grants approval of a variance to the City of Walcott Zoning Ordinance, all of the following conditions **MUST** be met:

- a. The granting of the variance 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 ordinance.
- b. The granting will not impair an adequate supply of light and air to adjacent property.
- c. The granting will not unreasonably increase the congestion in public streets.
- d. The granting will not increase the danger of fire or of the public safety.
- e. The granting will not unreasonably diminish or impair established property values within the surrounding areas.
- f. The granting will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the city.

Brief description of the nature of the variance request using the following criteria as justification for the requested variance.

- a. It shall be the applicant/owner's responsibility to show that the terms of this ordinance will impose unusual and practical difficulties or particular hardships. The hardship established by the applicant/owner must not be self-imposed. A self-imposed hardship is not justification for the approval of a variance request.
- b. Granting of the variance is in harmony with the general purpose, intent, and spirit of this ordinance.

- c. Granting of the variance will not serve merely as a convenience to the applicant, but will alleviate a demonstrable hardship.

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 and trees – existing and proposed.

(*Submission of a Site Plan print no larger than 11" x 17" is preferred.)

NOTE: Conditions. In permitting a variance, the Board may impose appropriate conditions and safeguards, including but not limited to buffering, hours of operation, site improvements and landscaping, which the Board deems appropriate under the circumstances upon a finding that the conditions are necessary to fulfill the purpose and intent of the Zoning Chapter.

Date: _____
_____ Signature of Applicant

Date: _____
_____ Signature of Property Owner
(if different)

OFFICE USE ONLY

Application received by _____ Date _____