

EMPORIA-LYON COUNTY JOINT BOARD OF ZONING APPEALS

CIVIC BUILDING / EMPORIA, KANSAS 66801 / PHONE 316-343-4266

VARIANCE APPLICATION

APPLICANT
Address
Phone number
Interest in property

OWNER (<i>if not the applicant</i>)
Address
Phone number

Owners & Officers (*Corporate applications only*) _____

Address of property affected _____

Is property within the City
limits _____

Physical characteristics _____

Legal description of property _____

Zoning District _____

Variance requested from provisions of Section _____ of the Zoning Regulations.

Detailed description of the proposed variance (include precise amount of desired setback, area, or height variance, etc.) _____

Date of latest survey of property _____

Justification of Variance – Indicate at least one of the following:

- Exceptional narrowness, shallowness, or shape of lot _____

- Exceptional topographic condition _____

-
- Other extraordinary or exceptional circumstances (specify) _____
-

To grant a Variance, the Board must find that each of the following conditions have been met. Explain how requested variance will meet each condition.

- Condition which is unique to the property, not ordinarily found in same zone and not created by owner or applicant

-
- Granting of Variance will not adversely affect the rights of adjacent property owners
-

- Strict application of the provisions of these regulations will create an unnecessary hardship
-

- Variance will not adversely affect public health, safety, morals, order, convenience, prosperity, or general welfare
-

- The Variance will not be opposed to general spirit and intent of the regulations
-

The following non-conformities exist on this property:

*Attach an ownership list, certified by a registered abstractor, listing the legal description, name and mailing addresses of the owners of all property located within 200' of the boundaries of the property for which the variance is requested.

*Attach a site plan map (2), drawn to scale, showing property lines, roads, driveways, existing and proposed structures, parking stalls, landscaping, fences and other topographical features.

Applicant's signature

Date

Owner's signature

Date

FOR OFFICE USE ONLY

Fee	Date Paid	Receipt No.
\$ 150.00		
Application No.		
Hearing Date		