

REQUEST FOR VARIANCE

Zoning Board of Appeals
Shelby County, Illinois

Variance Request No. \_\_\_\_\_
Date: \_\_\_\_\_, \_\_\_\_\_

(DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY)

Date set for hearing: \_\_\_\_\_, \_\_\_\_\_
Notice published on: \_\_\_\_\_, \_\_\_\_\_

Perm. Parcel No. \_\_\_\_\_
Zone District Classification: \_\_\_\_\_
Fee Paid: \$ \_\_\_\_\_
Date: \_\_\_\_\_, \_\_\_\_\_

Action by Zoning Board of Appeals:
( ) Denied
( ) Approved
( ) Approved with modification by Board

Comments: (Indicate other actions such
continuances): \_\_\_\_\_

Action by County Board

( ) Denied
( ) Approved
( ) Approved with modification
( ) Ordinance No. \_\_\_\_\_
Date: \_\_\_\_\_, \_\_\_\_\_

Instructions to Applicants: The purpose of a variance is to provide relief to
a property owner when the strict enforcement of the zoning regulations
pertaining to lot size, setback, parking requirements, etc., impose an undue
hardship on him or deny him the reasonable use of his land. For example, a lot
which has a deep gully running across the back of it could make it difficult to
build a house which meets the front yard setback requirements.

After completion of this application, which must include a site plan as
described on the attached sheet and documentary evidence of the hardship
pleaded (e.g., engineering reports, topographical maps, photographs, etc.), a
public hearing will be scheduled within a reasonable time by the Zoning
Administrator. A notice of this hearing must be published in a newspaper of
general circulation in the local area at least fifteen (15) days before the
hearing and the publication cost must be paid by the applicant prior to the
hearing. The applicant will be notified by mail of the time and place of the
hearing at least ten (10) days prior to the hearing date. The applicant or his
attorney or his duly authorized agent must appear at the hearing and present
his case to the Board of Appeals.

Hardship to the applicant is the crucial test. Variations will be granted only
to provide relief in unusual situations which were not intended or foreseen
when the Zoning Ordinance was adopted. Economic loss is seldom a unique
situation and is generally not considered a valid hardship.

1. Name of Applicant(s): \_\_\_\_\_ Phone: \_\_\_\_\_
Address: \_\_\_\_\_
(Street) (City) (Zip Code)

2. Property interest of applicant:
( ) Owner ( ) Contract Purchaser ( ) Lessee ( ) Other: \_\_\_\_\_

3. Name(s) of Owner(s) (if other than applicant: \_\_\_\_\_
Phone: \_\_\_\_\_ Address: \_\_\_\_\_
(Street) (City) (Zip Code)
(attach additional sheets if necessary)

4. Location of property:  
 Address: \_\_\_\_\_  
                       (Street)                                      (City)                                      (Zip Code)
- Legal description: (Lot, block and subdivision, or metes and bounds):  
 \_\_\_\_\_  
 \_\_\_\_\_
5. Present use of property: \_\_\_\_\_
6. Does the present use of the property conform to all use regulations for the zone district in which it is located: Yes ( ) No ( ) If "No", specify each non-conforming use: \_\_\_\_\_
7. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? Yes ( ) No ( ) If "No", specify each non-conforming use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
8. Which unique physical characteristics of the subject property prevent its use for any of the uses permitted in that zoning district?
- |                                      |                                     |                                       |
|--------------------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> Too narrow  | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil         |
| <input type="checkbox"/> Too small   | <input type="checkbox"/> Drainage   | <input type="checkbox"/> Sub-surface  |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape      | <input type="checkbox"/> Other: _____ |
- (Specify)
9. Was the hardship described above created by the action of anyone having property interests in the land after the Zoning Ordinance was adopted?
- Yes  No If "Yes", explain: \_\_\_\_\_  
 \_\_\_\_\_
10. Was the hardship created by any other man-made change, such as the relocation of a road?  Yes  No If "Yes", explain: \_\_\_\_\_  
 \_\_\_\_\_
11. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?  Yes  No If "No" how many other properties are similarly affected? \_\_\_\_\_  
 \_\_\_\_\_
12. What is the "minimum" modification (variance) from the regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets, if necessary.) \_\_\_\_\_  
 \_\_\_\_\_
13. "I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the County for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law."

DATE: \_\_\_\_\_, \_\_\_\_\_                      SIGNATURE OF APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_, \_\_\_\_\_                      SIGNATURE OF OWNER(S): \_\_\_\_\_  
 \_\_\_\_\_

## SITE PLAN

A site plan must be attached or drawn below at a scale large enough for clarity showing the following information:

- A. Location and dimensions of: Lot, building, driveways, and off-Street parking spaces.
- B. Distance between: Buildings and front, side and rear lots lines; Principal building and accessory buildings; Principal building and principal buildings on adjacent lots.
- C. Location of: Signs, easements, underground utilities, septic Tanks, tile fields, water wells, etc.
- D. Any additional information as may reasonably be required by Zoning Administrator and applicable sections of the Zoning Ordinance.

SCALE: 1" = \_\_\_\_\_