

City of Pleasant Valley

Board of Adjustment Use Variance Analysis Checklist

Applicant: _____ Application Number: _____

Site Characteristics: _____

Variance Requested: _____ Ordinance Requirement: _____

Recommended questions designed to solicit the evidence required for consideration of use variance applications.

Does this variance request arise from a condition that is unique to the property? Why or why not?

Is the condition found in the property that causes the variance request ordinarily found in the same zoning district? Why or why not? _____

Was the condition created by actions of the property owner or applicant? Why or why not?

Will the strict application of the provisions of the regulations complained of constitute an unnecessary hardship to the applicant? Why or why not? _____

Will the granting of this variance have an adverse affect on the rights of adjacent property owners or residents? Why or why not? _____

Will the granting of this variance be opposed to the general spirit and intent of the ordinance from which the variance is sought? Why or why not? _____

Will this variance adversely affect the public health, safety, morals or general welfare? Why or why not?

Will substantial justice be done? Why or why not? _____

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CONCLUSIONS

By separate motion and vote, the Board makes the following conclusions:

A. Required for all variance applications

Approve Disapprove

- () () The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zone or district, and further, is not created by an action or actions of the property owner or applicant. That condition is as follows:
- _____
- _____
- () () The granting of the variance will not adversely affect the rights of adjacent property owners or residents.
Reason:
- _____
- _____
- () () The strict application of the provisions of the regulations complained of will constitute unnecessary hardship to the applicant.
Reason:
- _____
- _____
- () () The variance requested will not adversely affect the public health, safety, morals or general welfare of the community.
Reason:
- _____
- _____
- () () The granting of the variance will not be opposed to the general spirit and intent of the ordinance from which the variance is sought.
Reason:
- _____
- _____
- () () Substantial justice will be done.
Reason:
- _____
- _____

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Based on the above findings the Pleasant Valley Board of Adjustments votes to:

- () **APPROVE THE VARIANCE**
- () **APPROVE THE VARIANCE SUBJECT TO STATED CONDITIONS ****
- () **DISAPPROVE THE VARIANCE**

****STATE CONDITIONS** *(if applicable)*
