

REQUEST FOR VARIATION
CITY OF PETERSBURG, ILLINOIS
ZONING BOARD OF APPEALS

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date filed: _____ Variation Request No. _____

Date set for hearing: _____ Date hearing held: _____

Published notice made: _____ (date) newspaper: _____

Name of municipality where published: _____

Date adjacent property owners notified: _____

Fee paid: _____ Receipt No.: _____ Amount: _____ Date: _____

Comments: (indicate other actions such as continuances) _____

Action by Board on Request for Variation: _____

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A Variation is requested in conformity with the powers vested in the Board to permit the

_____ (insert use or construction proposed) on the property described below, and in conformity with the plans on permit application number _____, dated _____.

Description, Use and Zoning of Property

Location: _____ (street and number)

Lot size: _____ ft. X _____ ft. = _____ sq. ft.

Present use _____ (vacant, residence, grocery, factory, etc.)

Zoning category _____ (Zoning Ordinance Section)

Actions by Applicant on Property

Permit applied for and denied _____ (yes, no) Permit Application No. _____

An Appeal ___ was ___ was not made with respect to these premises. Appeal Application No. _____
___ Appeal denied.
___ Appeal application accompanies this request for variation.

Data on Applicant and Owner

Name of applicant(s): _____

Address of applicant(s): _____

Property interest of applicant(s): _____
(owner, contact purchaser, etc.)

Name of owner(s): _____

Reasons for Request for Variation

Note: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS at the end of this report.

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone?

Too narrow _____ Elevation _____ Soil _____
Too small _____ Slope _____ Subsurface _____
Too shallow _____ Shape _____ Other (specify) _____

2. Describe the items checked, giving dimensions where appropriate. _____

3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance? _____

4. To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law? Yes _____ No _____. If no, explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variations).

5. Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? _____
If so, describe: _____

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

(Signature) Applicant

Date

(Signature) Owner

Date

A Variation is a zoning adjustment which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of variation is limited to the minimum change necessary to overcome the inequality inherent in the property. Use Variations are specifically prohibited. "Variation" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

1. A Variation recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where hardship conditions extend to other properties a Variation cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
2. You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district. Since Zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variation: a) proof that a Variation would increase the financial return from the land, b) personal hardship, c) self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.
3. No Variation may be granted which would adversely affect surrounding property or the general neighborhood. All Variations must be in harmony with the intent and purposes of the Zoning Ordinance.