



Zoning Variance Standards

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Updated **SEPT 2023**

Variance Criteria

After an application has been submitted to the Building Official, reviewed by the Planning & Zoning Commission, and a public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if **at least two** of the following findings are made:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

Applicant Name

Applicant Signature

Date