

Town of Decatur

ZONING VARIANCE APPLICATION

Date: _____

APPLICANT

PROPERTY OWNER

Name: _____

Mailing Address: _____

Daytime Phone: _____

Fax: _____

E-mail: _____

PROPERTY DESCRIPTION

Street Address: _____ Acres: _____

Location: _____
(ie: corner of ___ & ___; or, 1 mile south of FM ___; etc.)

Existing use of property:

Are there buildings on the property? _____ If yes, what are they used for _____

REQUESTED VARIANCE

I/We request a variance to Section _____ of the Zoning Ordinance which requires...

Instead, I/We would like to request...

SUBMITTAL REQUIREMENTS

_____ \$0.00 Application Fee, due at time of application.

_____ Site plan with additional information needed to properly and effectively review the request.
3 copies. (All drawings must be to scale.)

_____ Neighbor comments in writing agreeing or opposing the variance request. All adjoining properties (even across streets) are considered neighbors. In higher density locations, neighbors are considered within 250 feet surrounding the boundaries of the subject property. Dependent on the zoning variance requested, the surrounding neighbors could be expanded to a larger area.

_____ Notice in the local paper advertising that a Zoning variance will be reviewed at the next scheduled town hall meeting. (have the Notice approved by town hall, prior to publishing)

PLEASE NOTE:

The Zoning Board will meet and develop a formal position and recommendation to be heard at the next scheduled town hall meeting. The town board will make a decision to allow/disallow the variance by taking all factors into consideration including the following:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.