

WASHINGTON COUNTY, ILLINOIS
ZONING OFFICE

RETURN TO: ZONING ADMINISTRATOR 125 W. St. Louis street, Nashville IL 62223
Phone: 327-4800, ext. 345 Fax: 618-327-7281 E-Mail: Krystal.althoff@washingtonco.illinois.gov

REQUEST FOR VARIANCE

ZONNG BOARD OF APPEALS

Submit with \$150 fee
payable to the Washington
County Treasurer by the
1st Thursday of the month

(Do not write in this space—for office use only)

Date set for hearing: _____ Variance Request # _____

Notice published on: _____ Permanent Parcel # _____

Newspaper(s): _____ Zone District Classification: _____

Fee Paid: \$ _____ Pub. Cost Pd. \$ _____

Date Filed: _____

Decision of Zoning Board of Appeals:

☐ Deny

☐ Approve

☐ Approve with modification

Comments: (Indicate actions such as continuances) _____

Date: _____, 20____

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, use, etc.; impose an undue hardship or deny the reasonable use of 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 the hearing must be published in a newspaper of general circulation in the local area at least 15 days prior to the hearing date. The Zoning Administrator must notify adjoining land owners by letter concerning the requested variance. The applicant and/or his or her duly authorized agent **must appear at the hearing** and present his/her case to the Zoning Board of Appeals.

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

Date: _____

1. Name of Applicant: _____ Phone: _____

Address: _____

2. Property Interest of Applicant:

☐ Owner ☐ Contract Purchaser ☐ Lessee ☐ Other: _____

3. Name Of Owner(s) (If other than applicant): _____ Phone: _____

Address: _____

4. Location of Property:

Address: _____

Legal Description (Lot, block and subdivision, or metes and bounds: _____

5. Property ☐ is ☐ is not within 1 1/2 miles of the corporate limits of any municipality.

If yes, name that municipality: _____

6. Present Use of Property: _____

7. Present zoning of property: _____

8. 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", please specify each non-conforming use. _____

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? YES ☐ NO ☐

If "no", please specify each non-conforming use. _____

REASONS FOR REQUEST FOR VARIANCE

10. Which unique physical characteristic of the subject property prevent its reasonable use for any of the Uses permitted in that zoning district?

☐ Too Narrow

☐ Too small

☐ Too shallow

☐ Topography

☐ Drainage

☐ Shape

☐ Soil

☐ Sub-surface

☐ Other: _____
(specify)

11. To the best of your knowledge, can you affirm that the reason for needing this variance was not Created by an action of anyone having property interest in the land after this Revised Zoning Ordinance became law?

YES () NO ()

If "no", explain why the reason should not be regarded as self-imposed. (Self-imposed 'hardships', or reasons, are not entitled to variances.)

12. What is the ('minimum" modification (variance) from the regulations that will permit you to make a reasonable use of this property? (describe exact footage requested, number of years to old, etc.)

13. Will the granting of this variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Revised Zoning Ordinance? YES () NO ()
Please explain.

14. ***I certify that all of the above statements, and 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 officials of Washington County for the purpose of inspecting, or of posting, maintaining, and removing such Notices as may be required by law.***

Date: _____ Applicant: _____

Date: _____ Owner: _____
(If other than applicant)