



Board of Adjustments

Criteria for Approval

The Board of Adjustment is authorized to grant variances to the Zoning Code in specific cases where a literal enforcement of the Zoning Code results in unnecessary hardship.

The following criteria must be shown by the applicant in order to have a variance granted.

1. Special conditions and circumstances must exist which are peculiar to the land, structure or building involved and are not applicable to other land, structures or buildings in the same zoning district.
2. The literal interpretation of the provisions of the zoning code would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district.
3. Special conditions and circumstances do not result from the actions of the applicant.
4. Granting the variance will not confer on the applicant any special privilege denied by the zoning ordinance to other lands, structures, or buildings on the same zoning district. No nonconforming use of the neighboring lands, structures or buildings in other zoning districts shall be considered grounds for the issuance of a variance.

Each individual applicant will have ten minutes to present his/her request, and a group will be limited to ten minutes with rebuttal time limited to five minutes. All comments, pro or con, from the other interested parties will be limited to three minutes.

Note: It will be necessary for you to post a Board of Adjustment placard on the property 15 days before the meeting visible from each street front. We will call you to pick it up when it is completed.