

Variance Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Variance. No application for a Variance shall be granted by the Zoning Board of Appeals unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application.

<i>(1) The need for the variance arises from a condition that is unique and peculiar to the land, structures, and buildings involved.</i>	
Applicant:	Yes.
Staff:	Yes. The property is zoned M-2, which has more stringent setbacks for more intense uses than residentially-zoned property does.
<i>(2) The variance is necessary because the particular physical surroundings, the size, shape or topographical conditions of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished for a mere inconvenience, if the provisions of the LDR are literally enforced.</i>	
Applicant:	Yes.
Staff:	Yes.
<i>(3) The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.</i>	
Applicant:	Yes.
Staff:	Correct. Single-family residences are not usually found in M-2 zoning.
<i>(4) The condition is created by the regulations of Title 2 of the LDR and not by an action or actions of the property owner or the applicant.</i>	
Applicant:	No.
Staff:	The condition is not created by the LDR.
<i>(5) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.</i>	
Applicant:	No.
Staff:	There will be no direct impact on adjacent properties.
<i>(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.</i>	
Applicant:	Yes.
Staff:	The variance requested is a larger variance.
<i>(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.</i>	
Applicant:	Yes
Staff:	The request is consistent with the Comprehensive Plan.