

VARIANCE REQUEST CITY OF HARTFORD
APPLICATION FOR VARIANCE
ZONING BOARD OF APPEALS

FOR OFFICE USE ONLY

Meeting Date: _____

Account #:

Public Hearing Fee: 100.604.444100.44410 (#76) **\$400.00**

Processing Fee: 100.125.461100.46112 **\$15.00**

Technology Fee: 100.240.440000.44440 **\$5.00**

PLEASE NOTE: *Fee does not cover publication costs, which are billed back to the applicant.*

Total Fee Received:

Date Filed:

(Please Print in Black Ink or Type)

Address of Subject Property: _____

Tax Key Number: _____ Zoning District: _____

Existing Use: _____

Applicant Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

Owner Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

Project Manager Name:

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

VARIANCE REQUEST:

Relevant Ordinance Requirements Requiring Variation: _____

Variance Requested: _____

Reason for Request: _____

SUPPORTING INFORMATION:

Please submit the following supporting information with this application.
Attach additional sheets if more space is needed.

A. No variance to the provisions of the zoning ordinance shall be granted by the Zoning Board of Appeals unless it finds that ALL of the following facts and conditions exist and so indicates in the minutes of its proceedings:

1. Preservation of Intent: Is the requested variance to allow only a permitted accessory, or approved conditional use in the subject property's zoning district?

2. Exceptional Circumstances: What exceptional, extraordinary or unusual circumstances or conditions exist on the subject property that do not apply generally to other properties or uses in the same zoning district and prevent the reasonable use of the subject property?

3. Hardship: No variance shall be granted solely on the basis of economic gain or loss, nor of self-imposed hardship. Explain the nature of the hardship created by current conditions.

4. Preservation of Property Rights: Is the variance necessary for the preservation and enjoyment of the same substantial property rights possessed by other properties in the same zoning district?

5. Absence of Detriment: Will the requested variance create substantial detriment to or materially impair adjacent property? Will the requested variance be contrary to the purpose and spirit of this ordinance or the public interest?

6. Additional Flood Plain Requirements: Is any part of the subject property in a Flood Plain or in an F-1 or F-2 Flood Plain District? If so, Staff will inform you of additional requirements that must be met.

B. Scale Drawing(s) or Diagram(s) of the subject property including lot lines, existing structures, proposed structures, and any other features that help illustrate the request. Include relevant dimensions of lot, structures and setbacks. Drawing sheets should be at least 8 ½ by 11 and no larger than 11 x 17.

C. Other Information which the applicant or City Staff deem necessary for the review of the variance application.

Prior to the public hearing, the City is required by law to post notice of the request in a local newspaper, and to notify all owners of property within 200 feet of the subject property of the date, time and location of the Public Hearing at which the request will be heard.

Signature of Applicant: _____ Date: _____

Signature of Owner (if different): _____ Date: _____

Note: If owner is other than applicant and is unable to sign, please attach Power of Attorney or other written authorization.