

# **CITY OF STUART**

## **APPLICATION FOR VARIANCE**

### BASIC INSTRUCTIONS:

- I. In order for the Board of Adjustment to fully assess this application all questions must be answered as accurately and completely as possible.
- II. Prior to Board of Adjustment action there shall be no construction or alteration on the proposed site of the variance.
- III. A rough layout of the proposed development showing lot lines, streets, dimensions and other appropriate data shall be attached to this application.
- IV. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the variance is requested shall be attached to this application.
- V. At least eight (8) days in advance of the scheduled Board of Adjustment meeting, in which a case shall be reviewed, the building or addition must be staked for board members to review.
- VI. The owner of the property for which the variance is sought and/or their agent shall be notified of the time and date of required public hearings. Notice of such hearing(s) will also be published in the local paper.
- VII. A \$25.00 filing fee is required.

The undersigned is the owner of the following described property located in Stuart, Iowa, and is hereby requesting a variance under the provisions of Ordinance No. \_\_\_\_\_ for the purpose of:

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Legal Description of Property: \_\_\_\_\_

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Layman's Description or Address: \_\_\_\_\_

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Zoning District: \_\_\_\_\_

Describe any irregularities in your lot (peculiar shape, narrowness, contours, etc.) or buildings that prohibit your building or improvement without a variance:

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Provide examples of properties in your area that are enjoying the benefits for which you are applying: \_\_\_\_\_

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*Site Conditions:*

a.) Topographical Characteristics: \_\_\_\_\_

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b.) Available Utilities: \_\_\_\_\_

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c.) Present Use: \_\_\_\_\_

d.) Proposed Use: \_\_\_\_\_

*Owners of Record:*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

*Demonstration of Compliance:*

A written application for a variance is submitted demonstrating:

- a.) What special conditions and circumstances exist which are peculiar to land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

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- b.) How does the literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the forms of this ordinance?

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- c.) What special conditions and circumstances do not result from the actions of the applicant?

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- d.) How doesn't the granting of the variance requested confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district?

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