



CITY OF CENTERVILLE REQUEST FOR VARIANCE

* City Review will cease if costs exceed deposit and deposit is not replenished.

Date: _____ Fee: \$250.00 + \$500.00 Deposit* Zoning: _____

Applicant: _____

Street Address: _____ Phone: _____

City/State/Zip: _____

Status of Applicant: Owner _____ Lease Holder _____ Other _____

Legal Description of Property: _____

Street Address (subject property): _____

Description of Request: _____

Reason for Request: _____

A use variance may not be granted if the use is prohibited in a zoning district. This may occur when the local zoning ordinance specifically lists prohibited uses (such as industrial uses in a residential zone) or when a zoning ordinance lists permitted uses and states that all uses not specifically listed are considered prohibited.

Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the variance are consistent with the Comprehensive Plan.

Practical difficulties:

- The property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.
- The landowner's situation is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property and economic considerations alone cannot create practical difficulties.
- The variance, if granted, will not alter the essential character of the locality. The factor generally contemplates whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Variances are to be granted only if strict enforcement of a zoning ordinance causes practical difficulties. A landowner who purchased land knowing a variance would be necessary in order to make the property buildable is not barred from requesting a variance on the grounds the hardship was self-imposed.

Signature of Applicant: _____

Signature of Owner/Lease Holder/Other if Different from Applicant: _____

*By paying the above stated fee, I understand that no refunds will be issued in full, in part, or at any time, even though the outcome of Council's action is denial of the request.

APPlicants, PLEASE NOTE:

All developers or property owners must submit the following information to the City of Centerville by the Tuesday that is 30 days **PRIOR** to the meeting of the Planning and Zoning Commission or the City Council meeting at which the request will be heard at a public hearing.

1. Complete the application for the specific request and pay the fee.
2. Submit a complete survey and site plans (including measurements, dimensions), showing lot lines and building footprint, driveways, sidewalks, curb cuts, ingress, egress, etc. on the property and its relation to adjacent properties.
3. Explanation of materials that will be used and plans for screening, landscaping, fencing and dumpster enclosures.
4. Drawings of completed buildings, if appropriate to the project, and materials used.
5. Storm water retention and drainage plans. The Rice Creek Watershed District and/or other water management organizations may need to be notified of the project.
6. A letter explaining the reason for the variance request. The letter must also demonstrate the variance will not impact the surrounding properties nor impact the characteristic of the neighborhood in any manner.