

CITY OF DECORAH, IOWA
APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: _____

DATE: _____

ADDRESS: _____

PHONE: _____

FEE: \$120.00

PAID: _____

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT FOR:

___ Interpretation of the zoning ordinance or map

___ Special exception to the zoning code (17.28.060)

___ Special Use Permit (17.32.010)

___ Variance from the zoning requirements (17.28.070)

A written application for a variance is submitted demonstrating, in detail, each of the conditions or situations as described below: *(City Code Section 17.28.070)*

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

3. That the special conditions and circumstances do not result from the actions of the applicant.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district and that no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The purpose of this appeal is to permit: _____

Address of the property affected:

Zoning District: _____

Legal description of the property affected: _____

Regulation	Required	Proposed Setback
Lot/Tract area		
Front yard		
Side yard		
Rear yard		
Maximum height/ Number of stories		
Off-street parking		
Other		

Principal use: _____

Applicant's signature: _____ Date: _____

CITY OF DECORAH, IOWA

NOTICE TO APPLICANT

VARIANCES: The Board of Adjustment may authorize, upon appeal, in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in an unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Board of Adjustment unless and until the following requirements are met:

5. A written application for a variance is submitted demonstrating:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - b. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - c. That the special conditions and circumstances do not result from the actions of the applicant.
 - d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district and that no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Please explain below (or with attachments) the reasons for the requested variance based upon the above requirements. A diagram showing the pertinent dimensions should also be attached.

SPECIAL EXCEPTIONS

A written application for a special exception shall be submitted, indicating the section of this Ordinance under which the special exception is sought and stating the grounds on which it is requested. Requests for Special Exceptions shall adhere to zoning code section 17.28.060.

SPECIAL PERMITS

A written application for a special permit shall be submitted, indicating the nature of the request, why the proposed use does not meet zoning code requirements, and how the proposed use adheres to the principles as outlined in the current Comprehensive Plan. Further discussion about how the proposed use fits with accepted land use planning concepts will also be helpful.

OTHER INFORMATION

The Board of Adjustment will meet on _____ at 5:15 p.m. to consider this matter. The applicant or his/her representative must be present at this hearing.