



*“Small Town, Big Dreams”*

THE CITY OF NEODESHA • P O BOX 336 • NEODESHA • KANSAS • 66757

## VARIANCE APPLICATION

CITY OF NEODESHA

For Office Use Only

Case No.: \_\_\_\_\_

Filing Fee: N/A \_\_\_\_\_

Date Advertised: \_\_\_\_\_

Date Notices Sent: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

Action: \_\_\_\_\_

\*\*\*\*\*

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_

LOCATION OF PROPERTY: \_\_\_\_\_

\_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

**ADJACENT ZONING AND LAND USE:**

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Please describe your reason for requesting a variance: \_\_\_\_\_

\_\_\_\_\_

Utility lines or easements that would restrict proposed development: \_\_\_\_\_

\_\_\_\_\_

*(continued on reverse side)*

CITY OF NEODESHA

Variance Application

page 2

Please indicate below the extent to which the following facts may be established, in the applicant's opinion.

- |   | <u>Yes</u>               | <u>No</u>                |
|---|--------------------------|--------------------------|
| 1. <b>UNIQUENESS:</b> The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by actions of the property owners or applicant. Such conditions include the peculiar physical surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted. | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. <b>ADJACENT PROPERTY:</b> The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents.   | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. <b>HARDSHIP:</b> The strict application of the provisions of the zoning regulations from which a variance is requested will constitute an unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be a sufficient reason by itself to justify the variance.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. <b>PUBLIC INTEREST:</b> The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. <b>SPIRIT AND INTENT:</b> Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. <b>MINIMUM VARIANCE:</b> The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.   | <input type="checkbox"/> | <input type="checkbox"/> |

APPLICANT'S SIGNATURE: \_\_\_\_\_

WRITTEN OR TYPED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Please complete both pages of the form and return to:

Zoning Administrator  
City of Neodesha  
1407 N. 8<sup>th</sup>  
P O Box 336  
Neodesha, Kansas 66757