

CITY OF MERIDEN
103 E MAIN STREET
MERIDEN, KS 66512

USE VARIANCE APPLICATION FORM

Date Submitted _____

Contact Information:

Applicant(s) _____

Phone/Fax/E-mail _____

Address of subject property _____

Mailing address of Applicant _____

Applicant's representative, if any _____

Phone/Fax/E-mail _____

Address of representative _____

Property owner, if different from applicant _____

Phone/Fax/E-mail _____

Address of Property Owner _____

Brief summary of variance request (**please attach detailed statement of hardship**)

As part of the process of granting a variance, please respond briefly to the following questions, in writing and be prepared to discuss in greater length as part of the hearing.

1. From what specific ordinance are you seeking relief?
2. What are the difficulties and hardships that will be imposed upon the applicant if the variance is not granted?

3. List the special circumstances attached to this property which do not generally apply to the other surrounding property in the same zone.

4. What rights or privileges are possessed by other property owners in the same zone that are being denied to this property because of the above listed conditions?

5. What, if any, negative impacts might result from the granting of this variance and what would the owner be willing to do to mitigate such problems?

I hereby certify that I have read and understand this application and that all representations made and materials submitted with this application, including the fact of ownership of the subject property, are true and correct to the best of my knowledge, information and belief.

Subscribed and sworn to before me this _____ Day of _____, 2010.

Signature of Applicant

Notary Public

PREPARING YOUR STATEMENT OF HARDSHIP

To obtain a use variance, an applicant must show, to the satisfaction of the Board of Zoning Appeals (BZA) that strictly adhering to the Zoning Code's limitations on the use of his or her property would result in an "unnecessary hardship." To this end, a written statement of hardship must accompany an application for a use variance. In a statement of hardship, an applicant must address **all** seven of the criteria listed below. Please be concise.

In deciding whether to grant a use variance, the BZA must determine that all eight of the following criteria are met by the proposed use of the property that is the subject of the use variance request:

- A. The property cannot be put to any economically viable use under any of the permitted Uses in the zoning districts;
- B. The variance requested stems from a condition which is unique to the property at issue And not ordinarily found in the same zone or district;
- C. The hardship condition is not created by actions of the applicant;
- D. The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- E. The granting of the variance will not adversely affect the public health, safety, or general welfare;
- F. The variance will be consistent with the general spirit and intent of the Zoning Code; and
- G. The variance sought is the minimum which will afford relief to the applicant.

If you have any questions, please contact City Hall at (785)484-3450 to leave a message for the Planning and Zoning Commission and your questions will be answered as soon as possible.