

## **Zoning Standards –Variance**

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A petitioner must present evidence by which their petition for a variance meets the following standards. Please provide a written narrative explaining how your request satisfies each standard, attaching additional pages as necessary.

1. If the strict letter of the zoning regulations are carried out, explain how the extent to which the particular physical surroundings, shape, or topography of the property will result in a practical difficulty or hardship, rather than a mere inconvenience, for the owner.

2. Explain the extent that any hardship or practical difficulty described above was created by any person having an interest in the property.

3. To what extent are the conditions upon which the variance request is based unique to the subject property, and not applicable to other properties in the same zoning district?

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4. Please describe whether the variance is based exclusively on a desire to increase the value of the property, the monetary gain to be realized from the property, or the alleviation of financial difficulty experienced by the petitioner when attempting to comply with the Village's zoning regulations.

5. Please describe any detrimental impact to the public welfare, to other property, or to improvements in the immediate neighborhood if the variance is granted.

6. Explain whether the variance as proposed impairs adequate supply of light or air to adjacent properties; diminishes property values; increases congestion in public streets; substantially increases the danger of fire; or endangers public safety?

7. Explain whether the variance will confer the petitioner a special privilege, that the zoning regulations deny to other lands, structures, or buildings in the same zoning district.