

**VILLAGE OF UNION CITY
ZONING BOARD OF APPEALS APPLICATION**

Date Received: _____ Receipt # _____

Application is being made for: Appeal Variance

Applicant's Name	Tax Code I.D.	Proposed Use	Zoning District
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Applicant's Address, City, State and Zip Code

Property Owner's Address, City, State and Zip Code (if different from applicant's)

Phone Number: _____

Type of Improvement Proposed

Reason Waiver from Code is Requested (explain practical difficulty or hardship) Attach additional sheets as necessary:

REQUIREMENTS

1. A complete, signed application
2. The application fee of \$250.00(Make check payable to the Village of Union City)
3. A drawing of the site showing the following:
 - a. The entire lot
 - b. The location of all existing structures (buildings, signs, etc.)
 - c. The proposed improvement
 - d. Dimensions of all structures including distances from property lines and other buildings
 - e. Land contours if applicable (for new structures or additions to structures)
4. In the case of new or altered buildings, a drawing of the building elevations showing what the building will look like.

GENERAL INFORMATION

At the hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, four standards apply in determining whether the practical difficulty is sufficient to warrant granting of the variance. Section 25.04 of the attached ordinance outlines the four standards necessary in meeting to grant a variance from the Village Zoning Code. The four standards are summarized below:

1. Compliance with the strict letter of the ordinance would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome.
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners.
3. The plight of the land owner is due to unique circumstances of the property, and
4. The problem is not self created.

This application must be filed at least 2 weeks prior to the public hearing. Call the Village Offices at 741-8591 to schedule a meeting date and to submit a completed application.

Owner or Applicant Signature

Date

*****OFFICE USE ONLY*****

Ordinance to be waived: _____

Code Requirement: _____

Proposal: _____

ZBA Action: _____ Date: _____

Approval Stamp

Village Zoning Administrator