

VILLAGE OF OKAWVILLE

304 N Front Street
Okawville, IL 62271
618/243-5972

**PETITION FOR AREA-BULK VARIANCE
\$100.00**

Request No. _____

Date _____

Instruction to Applicants: All information required by this Application must be completed and submitted herewith. Applicants are encouraged to contact the Zoning Administrator for any assistance needed in completing this form.

Attach a copy of this form to your Building Permit after approval.

1. Name of Owner(s): _____
(Attach additional sheets, if necessary)

Address: _____

2. Applicant's Name: _____

Address: _____ Phone: _____

3. Property interest of applicant: _____
(Owner, contract purchaser, etc.)

4. With respect to any portion of these premises, was a previous appeal or petition for variance made:

() No () Yes If "yes", list all previous appeals, and/or petitions for variance made:

5. Address of Property: _____

6. Present use of Property: _____

7. Present zoning of Property: _____

8. Does the present use of the property conform to all use regulations for the zoning district in which it is located?

() No () Yes If "no", specify each non-conforming use: _____

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9. Do the existing structures comply with all area and bulk regulations for the zoning district in which it is located?
 No Yes If “no”, specify each non-conforming use: _____

10. Which unique physical characteristics prevent reasonable use for any of the uses permitted in that zoning district?
 Too Narrow Topography Soil
 Too Small Drainage Subsurface
 Too Shallow Shape
 Other _____
11. What is the “minimum” modification (variance) from the area-bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets, if necessary.)
12. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?
 No Yes If “no”, how many other properties are similarly affected:

13. An area-bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the Village of Okawville for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Date: _____ Signature of Applicant: _____

Date: _____ Signature of Owner: _____

See next page

NOTICE TO APPLICANTS

- A. General: The Village Board, as the elected legislative body of the Village of Okawville, established the village zoning regulations by ordinance. These regulations are established on a village-wide basis, and, generally, must be applied uniformly within each zoning district. Because of the general application of the zoning regulations, it is recognized that there may be conditions in an individual case which do not fit the general pattern, and that strict application of the regulations may cause practical difficulty or particular hardship. Thus, the Zoning Board of Appeals is established as a quasi-judicial body, to interpret the provisions of the ordinance and to determine, in view of the factual evidence presented, when conditions of practical difficulty or particular hardship exist. In the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptionally physical constrictions, whereby strict application would result in such physical difficulty and/or unnecessary hardship depriving the owner of reasonable use of land or buildings involved. The Board of Appeals may then vary the provisions of the ordinance so as to permit reasonable use of the property and prescribe any conditions and safeguards in harmony with the purpose and intent of the zoning regulations and in accordance with the public interest and most appropriate development of the neighborhood.
- B. The Petitioner Should:
1. Provide all necessary information and evidence to the Board of Appeals as to the practical difficulty or unnecessary hardship.
 2. Give the Board of Appeals a clear statement to the variance requested.
- C. In considering requests, the Board of Appeals will consider, among other things, the following:
1. Whether or not the information and evidence presented shows the existence of practical difficulty and unreasonable hardship for the lot or tract described in the petition.
 2. Whether the condition of the subject premises is peculiar to the lot or tract described by the petition, or is merely part of the general condition zoning district regulations.
 3. Whether the variance requested is the minimum variance necessary in order to permit reasonable use of the property in accordance with the applicable zoning district regulations.
 4. Whether, if the variance is granted, there will be created conflicts with other laws applicable to the subject premises.
 5. Whether the hardship or difficulty is self-imposed.
 6. Whether the granting of the variance will substantially change the character of the neighborhood or have a substantial detrimental effect on adjacent property.
 7. Whether the granting of the variance will be in harmony with the intent and purpose of the zoning regulations, and in the best interest of the health, safety and welfare of the citizens of the Village of Okawville.
 8. All applicants are encouraged to visit the office of the Zoning Administrator for assistance needed in completing forms, or answering of any questions on the zoning ordinance.

(Do no write in this space – for Village use only)

Fee paid \$ _____ Date _____

Date set for hearing _____ Permanent Parcel No. _____

Notice Published _____ Newspaper _____

Action by Zoning Board of Appeals	Comments (Indicate other actions such as Continuances)
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<input type="checkbox"/> Denied	_____
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<input type="checkbox"/> Approved	_____
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<input type="checkbox"/> Approved with Modification	_____
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Zoning Administrator _____