

CITY OF BELMONT
Application for Zoning Board of Adjustment Hearing

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|------------------------------|---|
| For Office Use Only | Application Number BA- _____. |
| Date Filed / / | Date of Board Meeting / / |

| | |
|---|--|
| <input type="radio"/> Conditional Use Permit | <input type="radio"/> Appeal |
| <input type="radio"/> Variance {S.F. Residential} | <input type="radio"/> Variance {Other} |

| | |
|-------------------------------|-------|
| Description of Request | _____ |
| | _____ |

| | |
|---|-------------------|
| Applicant Information | |
| Name | _____ |
| Address | _____ |
| City | _____ State _____ |
| Zip | _____ |
| Telephone () | _____ - _____ |
| Property Owner Information (If different from above) | |
| Name | _____ |
| Address | _____ |
| City | _____ State _____ |
| Zip | _____ |
| Telephone () | _____ - _____ |

| | |
|--|-----------------------|
| Property Location and Description | |
| Address | _____ |
| Tax Parcel Number | _____ - _____ - _____ |
| Current Zoning Classification | _____ |

Variance Request Description

Section(s) of Ordinance requesting relief from: _____

| | |
|---|---|
| Applicant's Description of Hardship incurred from literal enforcement of the Ordinance | _____ _____ _____ _____ _____ _____ _____ |
|---|---|

The Board of Adjustment after having held a public hearing to consider the request for a variance to the Belmont Regulating Ordinance, will make the following findings of fact and draw the following conclusions in order to render their decision.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

It would be in the best interest of the applicant to submit the following sheet with each finding answered and described as they pertain to their variance request. Please use additional sheets if necessary. In order to grant a variance, each of the findings must be found in the affirmative by the Board of Adjustment by a 4/5 majority of the Board's membership.

Request for Variance

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This conclusion is based upon the following findings of fact:

- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. This conclusion is based upon the following findings of fact:

- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This conclusion is based upon the following findings of fact:

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. This conclusion is based upon the following findings of fact:

Appeals Request Description

Written decisions of the Zoning Administrator may be appealed to the Board of Adjustment within thirty (30) days from receipt of the Administrator's decision.

Please attach a copy of the written decision of the Zoning Administrator that is being appealed.

Please enter the date that you received this written notice: _____

Please indicate if you would like an expedited hearing date (i.e., a hearing to occur as early as fifteen (15) days from the date the application is received and filed): Yes ___ No ___

| | |
|--|-------|
| Applicant's description of why they disagree with the Zoning Administrator's decision. Please use additional sheets if necessary. | _____ |
| | _____ |
| | _____ |
| | _____ |
| | _____ |
| | _____ |
| | _____ |
| | _____ |

A simple majority of the Board of Adjustment membership is necessary to overturn or modify the decision of the Zoning Administrator.

Signatures

Applicant

Date

Property Owner, If Different From Applicant

Date

Zoning Administrator

Date

Application revised on 2/12/2018.