



REQUEST FOR VARIANCE ZONING BOARD OF APPEALS EDWARDSVILLE, IL

(Do not write in this space - for office use only)

Date set for hearing: _____
 Notice published on: _____
 Newspaper _____
 Action by Zoning Board of Appeals:
 Denied _____
 Approved _____
 Approved with modification _____
 Date: _____

VARIANCE REQUEST NO. _____
 DATE _____
 Zone District Classification _____
 Fee Amount _____ Date Pd _____
 Parcel ID No. _____
 FEMA/FIRM Zone: _____
 Soil Survey Sheet No. _____
 Undermined _____
 Madison County SWCD Report Received _____

Instructions to applicants: To request a Variance:

- 1) This application for a Variance **must** be complete.
 - 2) You must secure a written report from Madison County Soil and Water Conservation District, with a copy to be sent to the Department of Public Works office of the City of Edwardsville at 200 East Park Street, P. O. Box 407, Edwardsville, Illinois 62025 (see attached fee schedule).
 - 3) All requests for Variance **must** include a site plan with the application showing the information listed in item 10 paragraphs a), b), c), d) (an "Air Photo Overlay" from Madison County Maps and Plats for the subject property), & e).
 - 4) A development schedule providing reasonable guarantees for the completion of construction **must** be provided.
 - 5) Names and Addresses of all property owners within 300 feet of subject property boundaries **must** be provided.
- All information requested on this application **must** be provided and report received from the Madison County Soil and Water Conservation District **before** a hearing will be scheduled for the next regularly scheduled Zoning Board of Appeals meeting.

A notice of the hearing will be published in a newspaper of general circulation in the local area at least 15 days before the hearing and the applicant/owner will be notified by mail of the time and place of the hearing at least 15 days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present this case to the Zoning Board of Appeals or the case will not be heard and fees forfeited.

The purpose of a variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., would impose an undue hardship and the reasonable use of land. Hardship to the applicant is the crucial test. Hardship not of the applicants own making. Variations will be granted only to provide relief in unusual situations which were not intended or foreseen when the zoning ordinance was adopted. Economic loss is seldom a unique situation and is generally not considered a valid hardship.

The applicant should be able to show, by the attached site plan and documentary evidence, that the proposed "variance" will be in harmony with the general purpose and intent of the zoning ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The burden of providing substantiating evidence rests with the applicant. Applicants are encouraged to contact the Department of Public Works should they have any questions concerning the application.

1. Name of Applicant(s) _____
 Email Address _____
 Address: _____ Phone _____
 City: _____ State: _____ Zip _____

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2. Property interest of applicant:
() Owner () Contract Purchaser () Lessee () Other _____

3. Name of Property Owner(s) _____
Email Address _____
Address: _____ Phone _____
City _____ State _____ Zip _____

4. Location of Property:
Address of property as assigned by the 911 coordinator is _____. Parcel ID # _____, of the property described below and shown on the attached site plan. Legal description of property (lot, block and subdivision - Additional sheets may be attached if necessary): _____

5. Present zoning classification of the property _____

6. Present use of property (If any uses or buildings on the property are non-conforming, so state): _____

7. Present deed and/or tract restrictions (if any) which apply to the property. (Note date of expiration of same): _____

8. Variance Request:
State exactly what is intended to be done with the property which does not conform with existing zoning regulations. Please cite relevant paragraphs of the Ordinance by section number (if known). _____

9. Names of adjacent property owners:
Following are the names of owners of all property immediately adjacent* to the subject property, including those directly across the street, and present use of their property:

_____ (Northerly)	_____ (present use)
_____ (Southerly)	_____ (present use)
_____ (Easterly)	_____ (present use)
_____ (Westerly)	_____ (present use)

*A comprehensive list of property owners surrounding the subject site is requested in item # 11.

10. Site plan attached shall be drawn in a scale large enough for clarity to reflect all of the following (Drawing sizes that exceed 11" X 17" require applicant to furnish 20 copies folded to fit a 9" x 15" mailing envelope.):
- a) Location and dimensions of:
 - 1) Lot (Corner Lot shall be identified)
 - 2) Buildings
 - 3) Driveways
 - 4) All off-street parking spaces
 - b) Distance between:
 - 1) Buildings and front, side and rear property lines
 - 2) Principal building and accessory buildings
 - c) Location of:
 - 1) Signs
 - 2) Easements
 - 3) Underground utilities
 - 4) Septic tanks/tile fields
 - 5) Water wells
 - 6) Etc.
 - d) An "Air Photo Overlay" available at Madison county Maps and Plats for the subject property shall be furnished by the petitioner.
 - f) Any additional information as may reasonably be required by the Zoning Administrator and applicable sections of the Zoning ordinance.
11. Based on the most recent tax records available from Madison County Maps and Plats office, **attached** are the computer listing of:
 Name and Address of the property owner for the subject property, and
 Names and Addresses of all property owners within 300 feet of subject property boundaries. (Please note this list will be a more comprehensive listing than property owners listed in item #9.
12. I certify that all of 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 City of Edwardsville, Illinois for the purpose of inspecting or of posting, maintaining and removing such notices as may be required by law.

Applicant(s)

Property Owner(s)

Date

Date