



Applicant

* Name

* Email

* Phone



Address

Property Owner

If different from applicant

Name

Email

Phone

Address

/

Project Location

Project / Property Address (if known):

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Project Location (layperson terms):

/

Project size (acres/square feet):

Zoning District:

Legal Description (Plat & Lot #):

Variance Request

I request a variance from zoning requirements for:

- Front Yard
- Rear Yard
- Side Yard
- Fence
- Sign
- Parking
- Height
- Other

Statement of Hardship

How do the above site conditions prevent reasonable use of the land under the terms of the City of Altoona Zoning Ordinance?

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Are the conditions of the hardship for which the request of a variance true only of the aforementioned property? If not, how many other properties are similarly affected?

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Will the grant of a variance in the form requested remain in accordance with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Explain.

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Notice to Applicants

A variance is a zoning adjustment, which permits minor changes of district requirements where individual properties are uniquely burdened by the strict application of the law. The power a variance is limited to minimum changes to overcome the inequality inherent in the property. Use variances are strictly prohibited.

A variance recognizes that the same district requirements do not affect all property owners equally: it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. The owner must prove that their land is affected by special or unique circumstances. The circumstances must result in an uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where the hardship extends to other properties, a variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.

The owner must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application or a variance.

1. Proof that a variance would increase financial return from the land.
2. Personal hardship
3. Self-imposed hardship (Recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.)

No variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony and intended spirit with the intent and purposes of the Zoning Ordinance.

No appeal can be accepted for filing unless all of the required information is presented with the completed application and filed with the Zoning Department at Altoona City Hall. The Board of Adjustment hearing cannot be held until 10 days after a Public Hearing notice has been published in the local newspaper. Board of Adjustment meetings are held on the first Tuesday of each month if needed. The completed application and accompanying materials must be received by the first Tuesday of the month to hold the hearing on the first Tuesday of the next month.

Map

Submit a 8.5x11 drawing showing the proposed variance requested, drawn to scale. Larger sheets are acceptable if applicant will also furnish reduced copy. The site plan must also show all easements on the property.

Signature

Name

Date