

Account: 101-0000-321. 30-02

REFERENCE No. _____

APPLICATION

DOCKET No. _____

FEE PAID _____

BOARD OF ZONING APPEALS

Property Address _____ Property Owner Name _____

Owner Phone _____ Owner Address _____

Zoning _____ Parcel Number _____

Description of Request/Hardship _____

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.

(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): _____ Company _____

Applicant Address: _____

Phone: _____ Fax: _____ E-mail: _____

Signature: _____ Date: _____

Owner Signature (if different from Applicant): _____

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: _____

ORD.

SECTION

EXHIBIT A

SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING

FOR A VARIANCE TO BE GRANTED, the Board must get sufficient information from your presentation to determine if the following four points exist:

1. That there exists practical difficulty or unnecessary hardship that would deprive the owner of a reasonable use of the land or building. Financial problems are not considered a hardship under the ordinances.
2. That there are special circumstances unique to such land and that with the strict application of the ordinances, we would deprive the owner of a reasonable use of the land.
3. That the granting of the variance is necessary for reasonable use of this property and is the minimum variance that will accomplish this.
4. That the granting of the variance will be in harmony with the intent of the ordinances of Lakewood and will not be harmful to the neighborhood or public welfare.
5. That the other elements of the practical difficulty or unnecessary hardship test are met, as provided for under the ordinances.

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power.

All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application.

No permits shall be issued unless submitted plans conform to those approved by the Board. In the event a deviation or modification exists between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.

