

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 Practical Difficulty test requires that the Board **consider and weigh** the following factors:

- (1) Whether there exist site conditions, such as narrowness, shallowness, or topography, unique to the property in question that are not applicable generally to other lands or structures in the same zoning district;
- (2) Whether the property in question is located near a non-conforming or non-harmonious use, structure, or site conditions, or whether the property in question abuts a less restrictive zoning district;
- (3) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance(s);
- (4) Whether the variance(s) is substantial;
- (5) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance(s);
- (6) Whether the variance(s) would adversely affect the delivery of governmental services (e.g., water, sewer, refuse removal);
- (7) Whether the property owner purchased the property with knowledge of the zoning restriction;
- (8) Whether the property owner's predicament feasibly can be obviated through some method other than a variance(s); and
- (9) Whether the spirit and intent of the Code would be observed and substantial justice done by granting the variance(s).

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.

