

## Village Of Lansing Variance Application Procedures

Please type or print clearly with black ink.

Fill out application form.

For STATEMENT OF REQUEST:

For an AREA VARIANCE (or variance under the Sign Law):

State all changes requested: Minimum area, frontage, yard dimensions, park facilities, height, etc.

Give figures. These Variances concern PRACTICAL DIFFICULTY.\*

For a USE VARIANCE:

State type of use desired: List the special conditions and circumstances which exist which are peculiar to the land, structure, or building involved. These variances concern UNNECESSARY HARDSHIP.\*

Argument in support of the request are not required in this statement, but may be offered at the Public Hearing.

The application should include or be accompanied by such clear information as the Board of Zoning Appeals needs to make a proper determination.

If drawings are appended they need not be produced by a professional, but must be scaled.

Fee to be paid at time of application: \$25.00

\*When appearing in support of your variance request, please be prepared to show the PRACTICAL DIFFICULTY or UNNECESSARY HARDSHIP (as appropriate) according to the Village Zoning Law sections below:

Practical Difficulty – Requirements concerning dimension or lot variances.

Before granting any variance the Board of Zoning Appeals must make findings on each of the following points:

- a. whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance;
- b. whether the benefits sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- c. whether the requested area variance is substantial;
- d. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- e. whether the alleged difficulty was self-created; however, the Board of Zoning Appeals' determination, following such consideration under this subsection (e), that a difficulty was self-created shall not necessarily preclude the Board's granting of the area variance.

Unnecessary Hardship- Requirements concerning land use variances.

Before granting any variance the Board of Zoning Appeals must make findings on each of the following points:

- a. under applicable zoning regulations the applicant cannot obtain a reasonable economic return as determined in the sole discretion of the Board of Zoning Appeals, from the property in question, which insufficient return must be established by competent financial evidence satisfactory to the Board of zoning Appeals;
- b. that the alleged hardship relating to the property in question is unique, character of the neighborhood; and
- c. that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- d. that the alleged hardship has not been self-created.