

CITY OF GALENA, ILLINOIS



Request for Variation

Name: _____

Address of Applicant: _____

City

State

Zip

Phone #: _____ Email: _____

Name of Property Owner (if different from applicant): _____

Address of Interest: _____

Present Use of Property: _____ Proposed Use: _____

Zoning District: _____ Within Historic District?: Yes No

Reason for Variance Request

Please Note: The following questions must be answered completely. If additional space is required, please attach extra pages to the application.

Also, read the 'Notice to Applicants' attached to this application before answering.

What characteristics of your property prevent it being used for any of the uses permitted in your zoning district?

Too narrow Elevation Soil Too small Slope Subsurface Too shallow Shape

If other, please specify: _____

Describe the items checked, giving dimensions where appropriate: _____

How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning

Ordinance?: _____

To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable part thereof became law?

Yes No If 'No', explain why the hardship should not be regarded as self-imposed. (Self-imposed hardships are not entitled to variations.): _____

Are the conditions on your property the result of other manmade changes such as the relocation of a road or highway? If so, describe: _____

Which of the following types of modifications will allow you a reasonable use of your land? A change in...

- Setback Requirement
- Side Yard Restrictions
- Area Requirement
- Lot-coverage Requirement
- Height Requirement
- Off-street Parking Requirement

If other, please specify: _____

Describe the variation requested, giving distances where appropriate: _____

Are the conditions of hardship for what you request a variation true only of your property? Yes No

If not, how many other properties are similarly affected?: _____

Will granting the variation in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Explain: _____

Notice to Applicants

A Variation is a zoning adjustment which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the Zoning Ordinance. The power to vary is restricted and the degree of Variation is limited as specified in Section 15.3.5.1 of the Ordinance. Use variations are specifically prohibited. "Variation" means the modification of the requirements of a zoning district and does not include the substitution of uses assigned to other districts.

1. A Variarion recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove during the public hearing that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. When hardship conditions extend to other properties, a Variation cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.

2. You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property' prevents you from making any 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 for a Variation: (1) Proof that a Variation would increase the financial return from the land, (2) Personal hardship, (3) Self-imposed hardship. In the last case, recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law,

3. No variation may be granted that would adversely affect surrounding property or the general neighborhood. All variations must be in harmony with the intent and purposes of the Zoning Ordinance.

City of Galena Use Only

Date Filed: _____ Site Visit?: Yes No If yes, date: _____

Fee Paid: _____ Receipt #: _____ Amount: \$ _____

Original Special use Permit Calendar #: _____ Change-of-Ownership Cal. #: _____

Date of published notice: _____ Newspaper: _____

Name of municipality where published: _____

Action by Zoning Board on special use request: _____

Comments: _____