



THE CITY OF
CRESCENT
CITY FLORIDA

APPLICATION ATTACHED FOR:

_____ **Variance Commercial & New Construction \$350.00**

_____ **Variance (existing Single Family) \$500.00**

_____ **Appeal to the City Commission \$250.00**

PLUS

_____ **Public Advertising Fee**

Twelve (12) COPIES OF THE FOLLOWING ITEMS MUST BE PROVIDED TO THIS OFFICE THIRTY (30) DAYS IN ADVANCE OF THE MEETING THE REQUEST IS TO BE HEARD. ALL ITEMS MUST BE TURNED IN BEFORE THE CASE MAY BE SCHEDULED.

1. **COMPLETED APPLICATION FORM**
2. COPY OF THE **RECORDED DEED** TO THE PROPERTY INVOLVED IN THE REQUEST. IF THE APPLICANT IS NOT THE OWNER, A NOTARIZED LETTER OF AUTHORIZATION FROM THE OWNER MUST BE INCLUDED
3. APPLICATION FEE (LISTED ABOVE).
4. A "**PLOT PLAN**" SHOWING ALL EXISTING AND PROPOSED STRUCTURES OR IMPROVEMENTS.
5. FOR VARIANCE **ONLY THE LEGAL DESCRIPTION** OF PROPERTY IN THE REQUEST IF THE VARIANCE IS FOR LESS THAN A COMPLETE PARCEL.

CASE NO. _____

DATE FILED _____

APPLICATION FOR VARIANCE CRESCENT CITY, FLORIDA

TO: CRESCENT CITY PLANNING and ZONING COMMISSION

The undersigned hereby applies for the variance of land as follows:

- 1. Legal description of land for which rezoning is required

Lot _____ Block _____

Section or Unit _____ Subdivision _____

Map Book No _____ Page _____

Other Description _____

USE ADDITIONAL SHEETS IF NECESSARY

- 2. Driving Directions:

- 3. The name and address(es) of the owner(s) as shown in the Public Records of Crescent City _____

- 4. Current zoning district classification _____

- 5. Zoning Code(s) from which variance is requested

- 6. The parcel for which this variance is being sought is currently the location of and/or is used as follows:

- 7. Total area of parcel (in acres) or part thereof to be affected by this variance is:

- 8. Street frontage and average minimum width of parcel concerning this variance is

Length _____ Width _____

9. Has any application been submitted for a variance on any portion of the parcel included in this application within the past two years? _____

If so, give details of such application and final disposition.

10. If an application is to be withdrawn, it must be submitted in writing prior to 48 hours before the hearing to the Planning and Zoning Commissioners, or alike variance application cannot occur within one year from the date of the withdrawal.

11. This application is submitted by:

Signature of Owner

Signature of Agent

Address

Phone Number

Date

State the reasons for this request that meet the criteria for a hardship

A. Special conditions or circumstances related to the property which require their variance:

B. Special conditions are not due to any action of the applicant:

C. The granting of the variance will not confer on the applicant a special privilege:

D. The variance requested is the minimum to allow reasonable use of the land

E. The variance will not be detrimental to property or improvements in the area the variance will be in harmony with the general intent of the code

F. The variance will be in harmony with the general intent of the code.

12. Has any previous application been filed within the last year in connection

with this property? Yes ___ No ___ If yes, briefly describe the nature

13. The exact legal description of the property being petitioned is as follows (Survey Required)

14. If the applicant is other than the owner, a notarized letter from the property owner, authorizing the applicant to act on the owner's behalf is required

Owner/ Applicant Signature

Date

Criteria

The Planning and Zoning Commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefore, and not surrounding properties. To authorize a variance, the Planning and Zoning Commission must find.

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district, such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety, and preservation of scenic views.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures, or buildings in the same zoning district.
- d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work an unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
- f. That the grant of the variance will be in harmony with the general intent and purpose of the Code and the Comprehensive Plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and,
- g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

In granting any variance, the Planning and Zoning Commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this Code. The Planning and Zoning Commission may also prescribe a reasonable time limit which the action for which the variance was requested shall be begun, completed, or both.

Under no circumstances shall the Planning and Zoning Commission grant a variance which permits a use not generally, or by conditional use, permitted in the zoning district involved, or any use expressly or by implication prohibited, by the terms of this Code in the zoning district involved. Non-conforming uses of neighboring lands, structures, or buildings in the same zoning classifications or district, and permitted uses of lands, structures, or buildings in other zoning classifications or districts shall not be considered grounds for the authorization of a variance.

Owner/Applicant Signature

Date

STATE OF FLORIDA

COUNTY OF PUTNAM

CITY OF CRESCENT CITY

Before me this day appeared _____ who executed the foregoing application and acknowledged to and before me that _____ executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal, this ____ day of _____ 20 __

Signature Notary Public State of Florida

Date

My Commission Expires: _____

___ Personal Known to me

___ Produced as Identification _____