



730 Topeka
P.O. Box 287
Lyndon, KS 66451-0287
Phone: 785 828-3146

CITY OF LYNDON, KANSAS

Permit #: _____
Fee: \$ 50.00

VARIANCE APPLICATION
Board of Zoning Appeals

Date Paid: _____

For Office Use Only

Date Advertised: _____ BZA Recommendation: _____
Public Hearing Date: _____ City Council Action: _____
Date Notices Sent: _____ Resolution No: _____

This application must be turned in to the City Clerk at least twenty-five (25) days prior to the Planning & Zoning Commission meeting. The Planning Commission meets on the first Monday of every month.

APPLICANT: _____ PHONE: _____
ADDRESS: _____ ZIP: _____

PROPERTY OWNER: _____ PHONE: _____
ADDRESS: _____ ZIP: _____

ADDRESS OF PROPERTY: _____

LEGAL DESCRIPTION (Please use the legal description off property deed):

Present Use of Property: _____
Proposed Use of Property: _____

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Present Use of Property: _____

Proposed Use of Property: _____

Utility lines or easements that would restrict proposed development: _____

Please indicate below the extent to which the following standards are met, in the applicant's opinion. Provide an explanation on a separate sheet for each standard, which is found to be met.

1. UNIQUENESS ____ Yes ____ No

The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by actions of the property owners or applicant. Such conditions include the peculiar surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted.

2. ADJACENT PROPERTY ____ Yes ____ No

The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents.

3. HARDSHIP ____ Yes ____ No

The strict application of the provisions of the zoning regulations from which a variance is requested will constitute an unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be a sufficient reason by itself to justify the variance.

4. PUBLIC INTEREST ____ Yes ____ No

The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

5. SPIRIT AND INTENT ____ Yes ____ No

Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.

6. MINIMUM VARIANCE ____ Yes ____ No

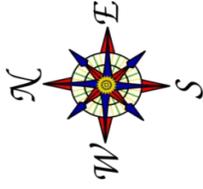
The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.

APPLICANT'S SIGNATURE: _____ DATE: _____

Attachments Required:

- ✓ Site plan showing existing and proposed structures on the property in question, and adjacent property, off-street parking, driveways, and other information.
- ✓ Certified list of property owners within 200 feet of property. This can be obtained from the **Osage County Mapping Department** located at 717 Topeka, Lyndon, KS.

Permit #: _____ Contractor: _____
Address: _____ Phone #: _____



Permit Requirements:

*The following requirements **must** be clearly marked in order for your permit to be submitted for review by the Planning and Zoning Administration;

- Neighboring streets
- Property lines
- All existing structures and fences with dimensions
- Dimensions of the proposed structure
- Structure permanent or non-permanent (movable)
- All set-back distances from property lines
- Height and type of fence (i.e. chain link, privacy, etc)

****The Zoning Administrator will not consider the permit unless all of the above listed requirements are included in the site sketch.**