



COMMUNITY DEVELOPMENT

### Area Variance Application Form

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT OF THE CITY OF GRAIN VALLEY, MISSOURI, REQUESTING A VARIANCE TO THE CITY'S ZONING CODE, AS SET FORTH BELOW.

VARIANCE REQUEST (Give description of variance(s) requested) \_\_\_\_\_

\_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

CITY—STATE—ZIP \_\_\_\_\_

E-MAIL \_\_\_\_\_

APPLICANT \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

CITY—STATE—ZIP \_\_\_\_\_

E-MAIL \_\_\_\_\_

THIS APPLICATION MUST BE ACCOMPANIED BY:

- Statement of Area Variance Criteria.
- Enclosed is the filing fee in the amount of \$250.00, Payable to the **City of Grain Valley**.

The application must be signed by the legal property owner AND the applicant, if other than the owner. The property owner may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect.

\_\_\_\_\_ PROPERTY OWNER

\_\_\_\_\_ APPLICANT

Print name here: \_\_\_\_\_

\_\_\_\_\_

Application # \_\_\_\_\_ Receipt # \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_

# City of Grain Valley

## Statement of Area Variance Criteria

**Failure to complete each may result in an incomplete application.** Describe in detail how this application meets each of the following requirements.

1. The variance requested arises from a condition which is unique and peculiar to the property in question and which is not ordinarily found in the same zone or district, and further, is not created by an action or actions of the property owner or applicant.

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

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3. Strict Application of the provisions of the City's zoning regulations of which the variance is requested will constitute practical difficulties for the property owner. Missouri Courts have stated that the following factors are helpful in determining practical difficulties: (1) How substantial the deviation (variance) is in relation to the requirement; (2) Whether there will be a substantial change in the character of the neighborhood or a substantial detriment to adjoining properties; (3) Can the problem be corrected by a feasible alternative to the grant of a variance; (4) Whether fairness can be achieved for all by allowing the variance.

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4. The variance requested will not adversely affect the public health, safety, morals, or general welfare of the community.

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5. The granting of the variance will not be opposed to the general spirit and intent of the ordinance from which the variance is sought.

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6. Substantial justice (i.e., is it fair to all affected parties) will be done by the granting of this variance. (Why is this request fair to all affected?)

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**This form must be signed by the person completing this form.**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME HERE