CITY OF CONCORDIA, KANSAS
VARIANCE APPLICATION
BOARD OF ZONING APPEALS

Return Form To:
Community Development Director
City of Concordia
701 Washington Street
Concordia, KS 66901
(785) 243-2670
(785) 243-3328 (fax)

For Office Use Only
Case No.:_____
Fee paid:_____
Date Advertised: _____
Public Hearing Date:_____

APPLICANT INFORMATION:

Applicant:_____ Phone:_____
Address:_____ Zip:_____
Owner:_____ Phone:_____
Address:_____ Zip:_____

PROPERTY INFORMATION:
Location of Property:_____
Legal Description:_____
_____
_____

ADJACENT ZONING AND LAND USE:

	Existing Land Use	Zoning
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.	Yes	No
UNIQUENESS: 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 physical 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.		
ADJACENT PROPERTY: The granting of the variance will not be materially detrimental or adversely affect the rights of adjacent property owners or residents.		
HARDSHIP: 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.		
PUBLIC INTEREST: 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.		
SPIRIT AND INTENT: Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.		
MINIMUM VARIANCE: The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.		

_____ _____

Applicant's Signature Date