



City of Warrensburg
102 S. Holden
Warrensburg, MO 64093
PH: 660.747.9135
FX: 660.747.2349

**REQUEST FOR VARIANCE
BOARD OF ADJUSTMENT**

Date: _____ Case No. _____

Address of Property Affected: _____

Subdivision _____ Lot No. _____ Zoning District _____

Existing Use _____

Property Owner _____

Address _____

City, State, Zip _____

Telephone No. _____

Variance being requested (Be as specific as possible when describing the variance being requested)

Description of the character and use of adjoining buildings and those in the vicinity including the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

In order to be granted a variance, you must explain below why you cannot use your property in compliance with the Zoning Ordinance.

Please indicate the grounds upon which you believe you should receive a variance. Answer each question in detail. The Board of Adjustment must weigh each of the following factors when determining if a variance will be granted.

- Practical difficulties exist that make it impossible to carry out the strict letter of the Zoning Ordinance. *(answer questions 1-5 below)*
- Unnecessary hardship upon the applicant or owner is created by the strict application of the Zoning Ordinance. *(answer questions 6-9 below)*

1. How substantial of a change is the requested variance from the Zoning Ordinance requirement?

2. Explain how the variance will not place added burdens on public facilities or public services.

3. Explain why the variance would not be detrimental to adjoining properties or the character of the neighborhood.

4. Explain why the requested variance is the only means to alleviate the difficulty.

5. How will the interests of justice be served by allowing the variance?

6. What is the nature of the hardship created on the applicant or landowner by the strict application of the Zoning Ordinance?

7. How are the conditions causing the hardship unique to the property?

8. Explain how the character of the neighborhood or the adjoining properties would not be impacted by the variance.

9. Explain why the property cannot yield a reasonable economic return if used as required by the zoning ordinance.

In order for an application to be considered complete, the following materials must be submitted at the time of application:

1. The names and addresses of ALL property owners within 300 feet of the above described property determined by lines drawn parallel to and three hundred (300) feet distant from the property lines of the property in question.
2. A development site plan.
3. Filing fee of \$500.
4. The exact legal description of the property upon which the variance is being requested.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Date: _____

Signature of Property Owner

For Office Use Only: Submit completed application to City Planner

Case Number: _____

Date Paid: _____

