



A variance can only be granted if ALL of the following facts and conditions exist.

**1. Unnecessary hardship**

For a use variance, unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance. For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

**2. Unique Property Limitations**

Unnecessary hardship must be due to unique physical limitations of the property.

**3. No Harm to Public Interests**

A variance may not be granted which results in harm to public interests.

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**Plans if applicable must be submitted.** Building plans and elevations; landscape and screening plan identifying existing and proposed plantings by species and caliper size; drainage plan; lighting and sign plans.

**Fee: \$1,500.** After receipt of all information required and \$1,500 fee, a public hearing date will be set. The completed appeal must be received by the Village at least 28 days prior to meeting at which the appellant desires action. After the public hearing, if during deliberation the Board of Appeals feels that additional information is required, which is necessary and substantial to the appeal, the Board of Appeals may table the decision on the variance until a following meeting. The Board of Appeals has the right to impose reasonable conditions to the variance which is related to the variance, and which is meant to protect the integrity and character of the immediate neighborhood, and to ensure that the public welfare will not be damaged.



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# Zoning Appeals and Variances Form

Appeals shall be filed within thirty days of the date of written notice of the decision or order of the Zoning Administrator or Plan Commission. Variances may be granted if there are unusual circumstances that apply that don't apply to other properties or uses in the district; granting a variance would not adversely impact the purposes of the ordinance; strict application of the ordinance provisions would result in exceptional difficulties or hardship; and literal interpretation of the ordinance would leave the owner with no practical use of his land or buildings.

Name & Mailing Address	Property Description
<b>Applicant (Agent)</b>	<b>Parcel Identification Number 118-</b>
Street Address	Subdivision or CSM (Volume/Page/Lot)
City, State, Zip	Address of Property (DO NOT include City, State & Zip)
<b>Property Owner (If different from applicant)</b>	Is this property connected to public sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No
Street Address	<b>Contact Person Name</b>
City, State, Zip	Contact person phone

## Property Use

**Current Use of Property**

Vacant Property  
  Single-Family Residential  
  Business  
  Commercial  
  Other (describe) \_\_\_\_\_  
 Active Working Farm Operation  
 Other description \_\_\_\_\_

**Proposed Use of Property**

Single-Family Residential  
  Commercial  
 Other \_\_\_\_\_

## Certificate

I, the undersigned, hereby apply for a variance - appeal of zoning and certify that all the information both above and attached is true and correct to the best of my knowledge. As appellants for the above variance, I(we) hereby file the above appeal with the Village of Egg Harbor Clerk. I understand that the above appeal will not be processed until I have complied with all of the above requirements.

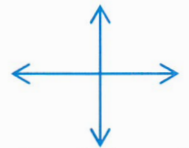
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_ **Email** \_\_\_\_\_

# Site Plan

## Instructions

- INDICATE north and enter the dimensions of the property.
- SKETCH the location of the well, septic system, (tank/field) and all other buildings present on the property.
- SKETCH the location of the proposed project (include dimensions) and show the shortest distance from the project to the: Well, Adjacent Buildings, Edge of Lake/Stream/Wetland, Rear & Side Property Lines, and Right-of-Way of Road/Highway.
- You may attach site plans, elevations, floor plans and landscaping.
- LABEL all abutting roads, highways, lakes, streams or wetlands.
- LABEL the "USE" of all buildings shown.
- SHOW the outside dimensions of all structures on the property.
- Mark driveway location and length and width.

NOTE: When showing distances less than 300 feet, please measure and show distance to the nearest foot (do not estimate). Distances over 300 feet, may be estimated.



(North Arrow)

Width \_\_\_\_\_

Rear property line OR edge of water or wetland

↓ Right-of-Way Line of Road/Highway ↓

Name of Road/Highway \_\_\_\_\_