

Town of Lorraine Zoning Board of Appeals Use Variance Application	Lorraine Form # 24 Rev. 14 Aug 14
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<p>Appeal in reference to property located at:</p> <hr/> <p>CO Tax Map Section: _____ Block: _____ Lot: _____</p> <p>Zoning District Classification: Rural, Hamlet, Commercial (Circle one)</p> <p>Date Property Acquired: _____</p> <p>If property is not owned by the applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf.)</p>	<p style="text-align: center;">Office Use Only</p> <p>Application # V- _____</p> <p>Application Fee \$100.00</p> <p>Date of Appeal: _____ (Postmark or Hand Delivered)</p> <p>Date of Receipt by Board: _____</p> <p>Date of Public Hearing: _____</p> <p>Date of Final Action: _____</p> <p>Date of Filing of Decision with the Town Clerk: _____</p>
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1. The applicants appeal from a decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

_____ Denial of an Application for a Zoning Permit (Attach to Application) _____ Other

2. Describe the Proposed Activity: _____

3. Denial was made because of a violation or conflict with the Zoning Code(s): _____

4. Date of Zoning Enforcement Officer's Decision: _____

5. State what type and size of use variance you are requesting: _____

Test:

No use variance will be granted without showing by you (the applicant) that applicable zoning regulations and restrictions have caused unnecessary hardship. The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit. Below please briefly describe how each of the four variance tests is met.

Attach all supporting material.

1. The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be **substantial**: (ex. Bill of Sale, Tax Bill, Present Value of Property, Lease Agreement, Realtors Statement of Inability to Rent/Sell)

Proof: _____:

2. The alleged hardship relating to the property is unique. (The hardship may **not** apply to a substantial portion of the zoning district or neighborhood.):

Proof: _____:

3. The requested use variance, if granted, will not alter the essential character of the neighborhood:

Proof: _____

4. The alleged hardship has not been self-created:

Proof: _____

Applicant: _____ **Telephone:** _____

Mailing Address: _____

Signature: _____ **Date:** _____

Applicant must fill out Short Environmental Assessment Form Part 1