



Please complete Sections 1, 2, 3, and the corresponding Section(s) per your request.

Section 1 - Property Information:			
Property Address:			Zoning District:
Parcel Number:		Parcel Size:	
Plat*:		Lot(s):	
Owner Name:			
Owner Mailing Address:		City:	State: Zip:
Phone Number:		Email:	

Section 2 - Property Owner Acknowledgements:
<p><i>*The property owner does hereby acknowledge that their property is located in a plat or other development that may have restrictive covenants which are outside of the Village's zoning regulations, and may require a separate and additional approval from a private association. When seeking a land-use approval from the Village, the Applicant is responsible for any conflicts between the property-specific information (deed restrictions, restrictive covenants, building & use restrictions) and the proposed project. The Village of Lake Isabella does not enforce the various recorded private building & use restrictions that are associated with individual plats and developments in the community.</i></p> <p>It is strongly suggested that for any type of heavy equipment entering or exiting your location that you use plywood sheets to protect the edges of the surface of the roadway. Any damage done to the surface or edges of the roadway will be the responsibility of the Applicant to repair as directed by the Village of Lake Isabella Street Administrator.</p> <p>By execution of this application, the property owner represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right to entry to officials from the Village of Lake Isabella for the purpose of gathering information related to this application and to verify compliance with the terms and conditions which may be imposed if approved.</p> <p>Signature: _____ Date: _____</p>

Section 3 - Nature of Request(s):		
<input type="checkbox"/> Dimensional Variance (Please complete Sections 4a, 4b, & 4c) <input type="checkbox"/> Appeal Zoning Official Decision (Please complete Section 5) <input type="checkbox"/> Ordinance or Zoning Map Interpretation (Please complete Section 6)		
<table border="1"> <tr> <td style="width: 30%;">Applicable Ordinance Section(s):</td> <td></td> </tr> </table>	Applicable Ordinance Section(s):	
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Section 4a - Dimensional Variance Review Standards:

The Zoning Board of Appeals will review the application and determine if the proposed request meets the review standards required for approval. In the space below, and on additional pages if necessary, explain how the proposed project meets each of the following standards.

Standard 1: Preservation of a Substantial Property Right

Please explain how the variance is necessary to allow for development that is otherwise allowed in the zoning district:

Standard 2: Economic Hardship

Is the request driven by a financial hardship or economic condition which prevents the Applicant from fully complying with the requirements of the zoning code? YES NO

Standard 3: Practical Difficulties for Development

Describe the practical difficulties that prohibit the reasonable development of the property in a manner allowed by the zoning code. The request for a variance should be based on a practical difficulty or extraordinary circumstances or conditions such as, but not limited to, exceptional topographical or physical features of the land, exceptional narrowness or shallowness of a specific piece of property which was legally existing on the effective date of the zoning code, or an extraordinary situation on the land or structure.

Standard 4: Not Self-Created

Describe how the immediate practical difficulty causing the need for the variance was not created by an action or inaction of the Applicant or previous property owner(s):

Section 4b - Required Factors:

It is not intended that variances be granted merely to remove inconveniences in complying with the zoning regulations or to alleviate financial burdens. The possibility that compliance with the zoning regulations may prove to be more costly, time-consuming, or result in development that does not meet the desires of the Applicant shall not be part of the consideration of the ZBA. Any variance granted shall be consistent with, and not materially impair, the purpose and intent of the Village's Master Plan and the zoning code. **In addition to the questions on the previous page, you are encouraged to submit a letter explaining your request in greater detail that addresses the Required Factors of this Section.**

In reviewing your responses from the previous page, the Zoning Board of Appeals must be able to determine that granting the request:

- would not impair the public health, safety, or well being;
- would not bestow upon the Applicant a privilege not enjoyed by other properties in the same zoning district;
- would be the minimum variance necessary (i.e., the least variation or change from the particular requirement of the zoning regulation involved) that will make possible the reasonable use of the land, structure, or building involved;
- would not be injurious or detrimental to any properties adjoining the property that is the subject of the variance or the residents thereof; and
- is not of so general or recurrent a nature that it would be more reasonable or practical for the Village to amend the provisions of the zoning regulation involved rather than to grant a variance for the condition or situation.

Section 4c - Plot Plan:

Please attach a drawing showing the required Plot Plan items as it relates to your request.

Items to Include

- North Arrow
- All Property Lines & platted easements (Distances in Feet)
- Existing and Proposed Driveways & driveway surface material
- Setbacks from edges of the proposed structure to the nearest property lines.
- Distances as measured at the closest point between existing and proposed structures.
- Distances as measured at the closest point between the proposed structure and the well & septic systems.
- Square footage of all existing and proposed buildings on site

Section 5 - Appeal Zoning Official Decision:

The following standards and conditions shall apply to the review of appeals relating to the action or decision of any official or board as permitted in this code and by statute. **Please submit a letter explaining your request and the factors surrounding the decision that is being appealed.**

- A. In deciding the appeal, the ZBA shall be limited to determining whether or not the decision that was made was done using the proper requirements and standards of the zoning code.
- B. The decision of the ZBA is limited to the information that was available to the official or board that made the decision being appealed, unless he or she otherwise consents. Additional information such as verbal statements, written information, plans, pictures, and audio/visual recordings shall not be considered.

Section 6 - Ordinance or Zoning Map Interpretation:

Please submit a letter describing your request and what specific aspects of the zoning map or ordinance need interpretation.

The following standards and conditions shall apply to the interpretation of the application of the zoning code or the interpretation of the official zoning map of the Village of Lake Isabella:

- A. Prior to submitting an application or appeal to the ZBA from a third party, the Zoning Administrator shall review the section of the code or map in question and issue a written opinion on how the code or map is to be administered.
- B. Text interpretations of the ZBA shall be narrow and address only the situation being interpreted. The interpretation of the ZBA shall be based on a thorough reading of the zoning code, and shall not have the effect of amending the code.
- C. Zoning map interpretations by the ZBA shall be limited to determining where the boundary line of a particular zoning district lies with respect to a specific parcel.
- D. Where the intent of the zoning code or zoning map is unclear, or can be read to support equally more than one interpretation, the benefit of the doubt shall go to the property owner.

Section 7 – Conditions & Performance Bonds:

In making any decision or granting an application or variance, the ZBA may attach conditions in furtherance of the zoning code's intent and spirit as it may deem reasonable. The ZBA shall also have the authority to impose conditions to ensure that affected public services and facilities can accommodate the increased service demands of the development. The ZBA shall further have the authority to impose conditions to protect the environment, conserve natural resources, and ensure compatibility with adjacent land uses.

The ZBA shall have the authority to require such monetary security, irrevocable letter of credit, or performance bond in the form, manner, and amount as in its discretion may be required to compel compliance with and performance of all conditions incident to appeals and requests granted.