



## Town of Front Royal Application for Variance

Property Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Parcel Number \_\_\_\_\_

Subdivision: \_\_\_\_\_ Section: \_\_\_ Block: \_\_\_ Lot: \_\_\_

Request for variance in order to build: \_\_\_\_\_

fill in only the line(s) that apply to your request(s)	Code Section	Applicant has	Code requires	Variance requested
Total area				
Lot width				
Front yard setback				
Minimum side yard setback				
Rear yard setback				
Public street frontage				
other (write in)				

\* Six copies of a plan must be submitted with this application, showing size and location of the lot, dimensions and location of the proposed building or structure, and the dimensions and location of the existing structures on the lot.

Applicant:	Representative:
Address:	Address:
Phone:                      Fax:	Phone:                      Fax:
email:	email:

By signing this application, the owner authorizes the Board of Zoning Appeals and Town employees to enter the property during the normal discharge of their duties in regard to this request.

Owner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_

\$290.00 Fee Receipt # \_\_\_\_\_

Date Paid \_\_\_\_\_

REASONS FOR VARIANCE

Property Location: \_\_\_\_\_

If strictly adhered to , the Town Code Sections cited above would cause unnecessary hardship as follows:

1 My use of the property would be prohibited or unreasonably restricted because of the:

exceptional narrowness, shallowness, size or shape of the property existing at the time the ordinance became effective  
or  
exceptional topographical conditions or other extraordinary situation or condition of the property  
or  
condition, situation or development of property immediately adjacent to the subject property

State **specifically** the reason/conditions affecting this property.

or

2 A **clearly demonstrable hardship\*** that approaches confiscation of my property would result if a variance is not granted. Specify the hardship that would result from strict application of the ordinance.

\* Note: Financial burden or added cost in complying with the ordinance is not a hardship under the law. You must show where confiscatory restrictions exist.

3 My property was acquired in good faith, without foreknowledge of the restrictions upon it.

Correct

Incorrect

The hardship outlined above is not shared generally by other properties in the same zoning district and the same vicinity

Specify: \_\_\_\_\_

4 Authorizing this variance will not result in substantial detriment or adverse impact to adjacent property.

Correct

Incorrect

5 The character of the district will not be changed by the granting of this variance request.

Correct

Incorrect

Additional comments or justification may be attached on a separate sheet.