



City of Crescent City
3 NORTH SUMMIT STREET
CRESCENT CITY, FLORIDA 32112-2599

City Hall: (386) 698-2525
Police: (386) 698-1211
Fire: (386) 698-1212
Gas Dept: (386) 698-1486
Water Dept: (386) 698-2525
FAX: (386) 698-3467

APPLICATION ATTACHED FOR:

_____ VARIANCE (Commercial & New Construction)	\$350.00
_____ VARIANCE (Existing Single Family)	\$ 50.00
_____ APPEAL TO CITY COMMISSION	\$100.00
+ PLUS	
_____ Public Advertising Fee (\$29.00)	

TWELVE (12) COPIES OF THE FOLLOWING ITEMS MUST BE PROVIDED TO THIS OFFICE THIRTY(30) DAYS IN ADVANCE OF THE MEETING THE REQUEST IS TO BE HEARD. ALL ITEMS MUST BE TURNED IN BEFORE THE CASE MAY BE SCHEDULED.

1. COMPLETED APPLICATION FORM
2. COPY OF THE RECORDED DEED TO THE PROPERTY INVOLVED IN REQUEST. IF APPLICANT IS NOT OWNER, A NOTORIZED LETTER OF AUTHORIZATION FROM OWNER MUST BE INCLUDED
3. APPLICATION FEE (LISTED ABOVE).
4. A "PLOT PLAN" SHOWING ALL EXISTING AND PROPOSED STRUCTURES OR IMPROVEMENTS.
5. FOR VARIANCE ONLY – LEGAL DESCRIPTION OF PROPERTY IN THE REQUEST IF VARIANCE IS FOR LESS THAN A COMPLETE PARCEL.

CASE NO. _____
DATE FILED _____

APPLICATION FOR VARIANCE
CRESCENT CITY, FLORIDA

TO: CRESCENT CITY PLANNING and ZONING COMMISSION

The undersigned hereby applies for variance of land as follows:

1. Legal description of land for which rezoning is required:

Lot _____, Block _____
Section or Unit _____ Subdivision _____
Map Book No _____ Page _____
Other Description _____

(USE ADDITIONAL SHEETS IF NECESSARY)

2. Driving Directions: _____

3. The name and address(es) of the owner(s) as shown in the Public Records of Crescent City

4. Current zoning district classification _____

5. Zoning Code(s) from which variance is requested _____

6. The parcel for which this variance is being sought is currently the location of and/or is used as follows

7. Total area of parcel (in acres) or part thereof to be effected by this variance is:

8. Street frontage and average minimum width of parcel concerning this variance is
Length _____ Width _____

9. Has any application been submitted for a variance on any portion of the parcel included in this application within the past two years? _____
If so, give details of such application and final disposition. _____

10. If an application is to be withdrawn, it must be submitted in writing prior to 48 hours before the hearing to the Planning and Zoning Commissioners, or a like variance application cannot occur within one year from the date of the withdrawal.

11. This application is submitted by:

Signature of Owner _____

Signature of Agent _____

Address _____

Phone Number (_____) _____

Date _____

State the reasons for this request that meet the criteria for a hardship.

a. Special conditions or circumstances related to the property which require their variance _____

b. Special conditions are not due to an action of the applicant

c. The granting of the variance will not confer on the applicant a special privilege _____

d. The variance requested is the minimum to allow reasonable use of the land _____

e. The variance will not be detrimental to property or improvements in the area _____

g. The variance will be in harmony with the general intent of the code

12. Has any previous application been filed within the last year in connection with this property? Yes _____ No _____ If yes, briefly describe the nature _____

13. The exact legal description of the property being petitioned is as follows (Survey Required) _____

14. If the applicant is other than the owner, a notarized letter from the property owner, authorizing the applicant to act on the owner's behalf is required.

Owner/Applicant Signature Date

Criteria

The Planning and Zoning Commission shall hear and decide requests for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefore, and not surrounding properties. In order to authorize a variance, the Planning and Zoning Commission must find.

- a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district, such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;
- b. That the special conditions and circumstances do not result from the actions of the applicant;
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the chapter to other lands, structures or buildings in the same zoning district;
- d. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure or building;
- f. That the grant of the variance will be in harmony with the general intent and purpose of the Code and the Comprehensive Plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and,
- g. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

In granting any variance, the Planning and Zoning Commission may prescribe appropriate conditions and safeguards, the violation of which shall be deemed a violation of this Code. The Planning and Zoning

