

CITY OF FORT THOMAS

130 N. Ft. Thomas Avenue

Ft. Thomas, KY 41075

859-572-1210

BOARD OF ADJUSTMENT
APPEAL UNDER
THE OFFICIAL ZONING ORDINANCE

I, or we the undersigned request a hearing before the Board of Adjustment for:

(Please check your request)

*Dimensional Variance (\$96 fee) _____, Administrative Interpretation (\$96 fee) _____,
Conditional Use Permit (\$121 fee) _____, Non-Conforming Use Change (\$121 fee) _____.*

PROPERTY ADDRESS: _____

APPLICANT: _____ **TELEPHONE NO:** _____

ADDRESS: _____

OWNER: _____ **TELEPHONE NO:** _____

ADDRESS: _____

LOT NO: _____ **SUBDIVISION** _____

PARCEL NO: _____ **ZONE:** _____

DESCRIPTION OF PROPOSED WORK OR USE:

I (we) depose and say under the penalties of perjury that all of the statements, specifics, proposals and/or plans contained in, or submitted with this application are true.

Applicants Signature

Property Owner (Notarized Signature)

*Subscribed and sworn to before me this _____ day of _____, 20_____, by
_____, Owner.*

My Commission expires: _____ **Notary Public**

-----Office Use Only-----

CASE NO: _____ **HEARING DATE:** _____ **FEE PAID: \$** _____

APPLICATION FOR A DIMENSIONAL VARIANCE

In order for a variance to be granted, the applicant must prove to the Board of Adjustment that all of the criteria set forth in the Zoning Ordinance for granting a variance have been satisfied. The Board of Adjustment may prescribe appropriate conditions and safeguards in conformance with the Zoning Ordinance for any variance granted. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 16.9 of the same. The Board of Adjustment shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

As part of the application, it is incumbent upon the applicant to submit a written statement, demonstrating compliance with the following criteria.

Findings necessary for granting variances:

Before any variance is granted the board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

In making these findings, the board shall consider whether:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone; and
2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.