

**TOWN OF INDIAN RIVER SHORES
ZONING VARIANCE APPLICATION**

DATE: _____

INFORMATION FOR ALL APPLICANTS:
(Section 155.000 Zoning Code & LDC 168.09 (A)(B))

ZONING VARIANCE – A modification of the literal provisions of this chapter granted where strict enforcement of this chapter would cause practical difficulty or undue hardship owing to the circumstances unique to the individual property on which the variance is granted. The crucial points of a variance are practical difficulty, undue hardship and unique circumstances applying to the specific property involved. A variance is not justified unless all elements are present in each case.

Please attach any supporting data including survey, photos, homeowner association approval.
(if applicable).

APPLICANT INFORMATION

Applicant Name: _____ Variance Site Address: _____
Applicant Email: _____ Applicant Phone: _____
Property Owner Name: _____ Owner Phone: _____

Describe variance sought: _____

- Does the requested variance involve new construction of any type? Yes___ No___
- If YES, does the new construction impact any existing property setbacks? Yes___ No___
If your answer to both questions above are YES, you must complete the “Impact on Abutting Property” Section on Page 2 of this form.

Describe crucial points which qualify request for favorable action by Zoning Board:

- Practical Difficulty - _____

- Undue Hardship - _____

- Unique Circumstances - _____

IMPACT ON ABUTTING PROPERTY

Since you have indicated that your request for variance involves new construction that will impact abutting neighbors, please clarify this impact on the adjoining property or properties, should your variance be granted.

Changes in setback: Current: _____ Proposed: _____ N/A

Distance between lot lines: Current: _____ Proposed: _____ N/A

Distance between structure(s) on adjoining property: Current: _____ Proposed: _____
N/A _____

Additional notes: _____

Adjoining neighbor(s) notified? Yes ___ No ___

Note: Whenever the requested variance will affect an adjoining property, the applicant is required to notify the adjoining property owner(s) of the requested variance and the date of the hearing on the agenda request.

PZV meetings are held the 2nd Tuesday of every month. The deadline for items to be placed on the agenda is Friday morning 2 weeks prior to the meeting date. Please note that there must be a representative in attendance. Please contact the Building Department at 772-231-4453 with any questions or concerns.

Applicant Signature: _____