



Calvert City Board of Adjustment

Application for Variance

PO Box 36, 861 E 5th Avenue
Calvert City KY 42029
270-395-7138

APPLICANT NAME: _____ ADDRESS: _____

PHONE: _____ EMAIL: _____

OWNER NAME: _____ ADDRESS: _____

PHONE: _____ EMAIL: _____

BUILDER NAME: _____ ADDRESS: _____

PHONE: _____ EMAIL: _____

VARIANCE LOCATION: _____ ZONE: _____

SUMMARY DESCRIPTION OF VARIANCE PROPOSED: _____

(further describe in Exhibit C)

EXHIBIT A – Attach copy of the legal property description (current deed, survey, or subdivision plat).

EXHIBIT B - Attach a site plan of the proposed location for the Variance showing the location all buildings, parking and loading area, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signs, and yards (include measurements of lot size, distance from lot lines to buildings, and building size).

EXHIBIT C – Attach a narrative statement regarding the following:

1. Describe in detail the nature of the proposed Variance
2. Describe how the Variance would/would not adversely affect the public health, safety, and welfare of the general vicinity.
3. Describe how the Variance would/would not alter the character of the general vicinity.
4. Describe how the Variance would/would not cause a hazard or nuisance to the public.
5. Describe how the Variance would/would not allow an unreasonable circumvention of the requirements of the zoning ordinance.
6. Describe how the Variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone.
7. Describe how 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.
8. Describe how the circumstances are/are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

Applicant hereby applies to the Calvert City Board of Adjustment for a Variance on the property listed above based upon this application and attached exhibits.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

(if different from Applicant)

Fees: Residential - \$50, Commercial - \$100

(In addition, both require Marshall County Filing Fee of \$50, which is refunded should the application be denied)

INSTRUCTIONS FOR COMPLETING AN APPLICATION FOR VARIANCE

The application for a Variance is required when departure from the terms of the zoning regulation is proposed with regard to the height, width, length, location of structures, size of yards and open spaces, and similar issues. Variances do not expire and remain with the property even when sold. [Note: Approval of a Variance does not relieve the Applicant from obtaining the required Building Permits from Marshall County.]

APPLICANT: Enter the name, address, phone, and email of the person applying for the Variance.

OWNER: Enter the name, address, phone, and email of the owner of the property for the proposed Variance.

VARIANCE LOCATION: Enter the address of the location of the property for the proposed Variance, or subdivision and lot number if no address has yet been assigned.

ZONE: Enter the zoning classification of the subject property, which may be obtained from the Zoning Administrator.

SUMMARY DESCRIPTION OF THE VARIANCE: Summarize the Variance proposed, further describing in Exhibit C.

EXHIBIT A (LEGAL DESCRIPTION): Attach a copy of the legal property description (current deed, survey, or subdivision plat).

EXHIBIT B (SITE PLAN): Attach a site plan of the proposed location for the Variance showing the location and proposed location all buildings. If commercial, also include:

- parking and loading area
- open spaces
- refuse and service areas
- signs
- traffic access and circulation
- landscaping
- utilities
- yards

Both residential and commercial applications require measurements of lot size, closest distance from lot lines to each building, building size, and the Variance requested.

EXHIBIT C (NARRATIVE): Attach a narrative statement regarding the following:

1. Describe in detail the nature of the proposed Variance
2. Describe how the Variance would/would not adversely affect the public health, safety, and welfare of the general vicinity.
3. Describe how the Variance would/would not alter the character of the general vicinity.
4. Describe how the Variance would/would not cause a hazard or nuisance to the public.
5. Describe how the Variance would/would not allow an unreasonable circumvention of the requirements of the zoning ordinance.
6. Describe how the Variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone.
7. Describe how 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.
8. Describe how the circumstances are/are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

SIGNATURE(S): Enter the applicant signature and the signature of the property owner (if different from the applicant) which affirms the contents of the application.

DATE: Enter the date the application was signed.

FEES: Residential \$50
Commercial \$100
(Both require Marshall County Filing Fee of \$50, which is refunded should the application be denied)