

27-A.08.02. Variances. The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his lot as the zoning ordinance intended.

A. Application procedure.

1. A property owner may make application for a variance using forms available from the Zoning Administrator. Fees, as set forth in 27-A.08.06, shall accompany the application.
2. The applicant shall, by certified mail, notify all property owners within two hundred feet (200') of the subject property, exclusive of rights-of-way, as to the nature of the variance request and the time and date and location at which the request will be considered. A list of those property owners and their mailing addresses shall be provided to the City Finance Officer prior to the public hearing on the matter.
3. Upon application for a variance, the applicant shall place a sign, provided by the City, on the property in clear view of the street identifying that the property is being considered for a zoning variance. The sign shall be placed on the structure or post not less than ten (10) days prior to the public hearing on the matter and shall remain until a decision on the request has been made.
4. Upon receipt of the application, legal notice shall be published in the City's official newspaper of the date, time and place of the public hearing at least ten (10) days prior to the hearing.
5. The Board shall issue its decision within thirty (30) days of the hearing, except that the applicant may request a continuance.