

Variance Case No. _____
Date Filed: _____

**HIGHWAY CORRIDOR OVERLAY
WAIVER APPLICATION**

NAME OF APPLICANT: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____ PHONE: _____

NAME OF AUTHORIZED AGENT: _____

MAILING ADDRESS: _____

E-M AIL ADDRESS: _____ PHONE: _____

Relationship of applicant to property: Owner Tenant Lessee
 Other _____

If the owner is not the applicant, then a consent statement is generally required.

The Planning Commission shall, subject to such conditions and safeguards as may be established by the Norfolk City Code Section: 27-280.21 to 27-280.27, have only the following power to grant a waiver of the Highway Corridor Overlay Zoning District requirements:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or conditions of such piece of property, the strict application of any enacted regulation under this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties of hardship, if such relief may be granted without substantial detriment to the public good and without impairing the intent and purpose of any ordinance or resolution.

If you request authorization from the Planning Commission, they can hear the matter if it falls under the outlined criteria above. No such variance shall be authorized by the Planning Commission unless it finds that:

- a. The strict application of the zoning regulation would produce undue hardship;
- b. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
- c. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; **and**
- d. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.

The variance is requested from the requirements set out in Section _____ of the Highway Corridor Overlay regulations of Norfolk City Code for property addressed as _____

and legally described as _____

and which is presently zoned as _____

(Give metes and bounds description below or on attached sheet)

Provide a brief statement explaining the variance request.

OUTLINE HARDSHIP AS EXPLAINED ABOVE IN ANSWERING THE FOLLOWING QUESTIONS

- A. Is the lot exceptionally narrow, shallow or shaped? Explain:

B. Does the property have exceptional topographic conditions or other extraordinary and exceptional conditions wherein the strict application of the regulations would:

a. Result in peculiar and exceptional practical difficulties - Explain:

b. Result In exceptional and undue hardship - Explain:

c. Would the variance be a substantial detriment to the public good?

Explain: _____

d. Would the variance substantially impair the intent and purpose of the zoning ordinance?

Explain: _____

C. Is the hardship not shared generally by other properties in the same zoning district and the same vicinity?

a. Explain _____

D. Would authorization of variance be a substantial detriment to adjacent property and the character of the district?

a. Explain _____

E. Explain how the request is based upon reason of demonstrable and exceptional hardship as distinguished for purposes of convenience, profit or caprice.

Provide a sketch or graphic and include the property lines of the application area, existing and proposed structures, appropriate dimensions, and any other information that would be helpful to the Planning Commission in evaluating the request.

The applicant/agent hereby declares that all information submitted is true to the best of his or her knowledge and that all information required for this request has been included.

APPLICANT

AUTHORIZED AGENT