

City of Tuscola

Building Department

214 N. Main, Tuscola, IL 61953
Phone 217-253-2112 Fax 217-253-5026

Variance Application

Fee \$ 100.00

Notice to Applicant: All blanks must be filled in. Decisions regarding a variation may require up to 90 days after the conclusion of the public hearing.

For Office Use Only

Date of: Request _____ Published Notice _____ Hearing _____

Newspaper(s) of Hearing Publication _____ Comments _____

Do Not Write in this Space

Action taken by the Board: Variation Granted Denied Dismissed Continued

Identification

Owner _____ Address _____ Phone _____

Applicant _____ Address _____ Phone _____

Location of Building or Structure

At (Location): _____ Zoning District:: _____ In the Floodplain? _____

Subdivision: _____ Lot _____ Block _____ Lot Size _____

Set Backs From Property Line (Present)

Depth of Front Yard _____ Rear Yard _____ Side Yards _____

If Corner Lot, Depth of Street Facing Yards _____ Side yards _____

Structure Dimensions (Present)

Width _____ Height _____ Length _____ Total Square footage _____

No. of Stories _____ No. of Off Street Parking Spaces _____ Garage: Attached Detached

Characteristics

Type of Structure: Frame Brick Veneer Brick Cement Block Metal Other _____

Foundation: Crawl Space Basement Concrete Slab Footing Depth From Grade: _____

Present Use

Residential: 1 Family 2 or More Fam. No. _____ Garage Fence Deck Pool Other _____

Non Residential: Industrial _____ Commercial _____ Other _____

Flood Plain

In 100 Year Flood Plain? _____ if yes, in Floodway? _____ State Permit Granted ? _____

100 Year Flood Elevation ? _____ Elevation of Lowest Floor _____ Certificate _____

Actions By Applicant

Building Permit applied for? Yes No Permit # _____ Denied

Reasons For Request For Variation

Note: Answer all questions. If additional space is required, attach extra pages to the application

1. What characteristics of your property prevent its being used for any of the uses permitted in your zoning district?

Too Narrow Too Small Too Shallow Elevation Slope Shape Soil Subsurface

Other (specify) _____

2. Describe the items checked above, giving dimensions where appropriate _____

3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance? _____

4. To the best of your knowledge, was the hardship described above created by an action of anyone having Property interests in the land after the Zoning Ordinance became law?
Yes No If "Yes", explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variations). _____

5. Are the conditions on your property the result of other man-made changes (such as the relocation of a road or Highway)?
Yes No If "Yes", describe _____

6. Which of the following types of modifications will allow you a reasonable use of your land?
_____ Change in set-back requirements _____ Change in side-yard requirements
_____ Change in area requirements _____ Change in lot-coverage requirements
_____ Change in off street parking requirements _____ Other (describe) _____

7. State what the variation requested is, giving exact distances. _____

8. Are the conditions of hardship for which you request a variation true only to your property? _____ If not, how many other properties are similarly affected? _____.

9. Will the granting of a variation in the form required be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? _____ Explain _____

Site Plot Plan - Required - Show property lines, easements, R.O.W., Streets etc. and the structure on the lot and the dimensions of the front, rear, and side yards (from the present structure to the property lines, and the same from the addition or change in the structure to the property lines).

North