

**CITY OF CLINTON**  
**ZONING BOARD OF APPEALS**  
118 W. WASHINGTON, P.O. BOX 378, CLINTON, ILLINOIS 61727 PHONE: (217) 935-6552

**REQUEST FOR VARIATION**

**FOR OFFICE USE ONLY**

<b>Date Filed:</b>		<b>Variation Request No.:</b>	
<b>Date Notifications Were Mailed:</b>			
<b>Date Set for Hearing:</b>		<b>Date Hearing Held:</b>	
<b>Date Notice Published:</b>		<b>Newspaper:</b>	
<b>Fee Paid</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Amount \$</b>	<b>Date Paid:</b>
<b>Comments:</b>			
<b>Action Taken By the Board on the Request:</b>			
A Variation is requested in conformity with the powers vested in the Zoning Board of Appeals to permit the _____ (insert intended use and proposed construction) on the following described property: _____ _____			
and in conformity with the proposed plans on Permit Application No. _____, dated _____.			
<b>ADDRESS, USE, AND ZONING OF THE PROPERTY</b>			
<b>Address</b>			
<b>Present use of Property (Commercial, Industrial, Residential, etc.)</b>			
<b>Zoning District</b>			
<b>ACTIONS BY APPLICANT ON PROPERTY</b>			

<b>Permit Applied For and Denied</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Permit Application No.:</b>
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<b>An Appeal</b> <input type="checkbox"/> was <input type="checkbox"/> was not <input type="checkbox"/> was denied <input type="checkbox"/> application accompanies this request for Variation made with respect to these premises.	<b>Appeal Application No.:</b>
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**FOR APPLICANT**

<b>Name of Applicant(s):</b>	<b>Name of Owner(s):</b>
<b>Address:</b>	<b>Address:</b>
<b>Phone No.:</b>	<b>Phone No.:</b>

<b>Applicant(s) Interest in the Property (owner, contract purchaser, etc.):</b>
<b>Legal Description of Property:</b>

Before answering the following questions, PLEASE READ the NOTICE TO APPLICANTS on the last page of this application.

**REASONS FOR REQUEST FOR VARIATION**

**NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to this application.**

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

- |                                      |                                    |                                     |
|--------------------------------------|------------------------------------|-------------------------------------|
| <input type="checkbox"/> Too small   | <input type="checkbox"/> Elevation | <input type="checkbox"/> Soil       |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Slope     | <input type="checkbox"/> Subsurface |
| <input type="checkbox"/> Too narrow  | <input type="checkbox"/> Shape     | <input type="checkbox"/> Other      |

**2. Describe the item(s) checked, giving dimensions where appropriate.**\_\_\_\_\_

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**3. How do the above site conditions prevent any reasonable use of your land under the terms**

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**4. To the best of your knowledge, can you affirm that the hardship described above was not created should not be regarded as self-imposed (self-imposed hardships are not entitled to variations).**

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**5. Are the conditions on your property the result of other manmade changes, such as the relocation**

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**6. Which of the following types of modifications will allow you a reasonable use of your land?**

- |   |   |
|---|---|
| <input type="checkbox"/> Change in setback req.       | <input type="checkbox"/> Change in area req.      |
| <input type="checkbox"/> Change in off-street parking | <input type="checkbox"/> Change in side yard req. |
| <input type="checkbox"/> Change in lot coverage req.  | <input type="checkbox"/> Other (specify)_____     |

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**7. State what is the Variation requested, giving distances where appropriate** \_\_\_\_\_

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**8. Are the conditions of hardship for which you request a Variation true only of your property?**

☐ Yes ☐ No If no, how may other properties are affected? \_\_\_\_\_

**9. Will the grant of a Variation in the form requested be in harmony with the neighborhood and not**

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I/We certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my/our knowledge and belief.

I/We consent to the entry in or upon the premises described in this application by any authorized official of the City of Clinton, Illinois for purposes relating to that applied for herein.

_____	_____
Date	Applicant Signature

_____	_____
Date	Owner Signature

**Note: A filing fee of \$200.00 (non-refundable) paid by the applicant.**  
**Advertising will be paid by the applicant.**

I/We certify to the best of my/our knowledge that all of the below names and addresses are a list of all the properties within 250 feet, in all directions, of the property in question.

Name of Surrounding Property Owners	Addresses
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Name of Surrounding Property Owners	Addresses
_____	_____
_____	_____

[illegible]

## NOTICE TO APPLICANTS

**A Variation is a zoning adjustment, which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of Variation is**

limited to the minimum change necessary to overcome the inequality inherent in the property. A so-called "use variance" (which would allow a use that is neither permitted nor special in the district in question) is not a variance; it is an amendment, and may be granted only as provided for as stated in Title 12, Section 9-1, of the City of Clinton, Illinois, Zoning Ordinance. "Variation" means a relaxation of the strict application of the lot size, setbacks, or other bulk requirements applicable to a particular lot or structure.

1. A Variation recognizes that the same district requirements do not affect all properties equally; it was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where hardship conditions extend to other properties, a Variation cannot be granted. The remedy for general hardship is a change of the map or a change in the text of the Zoning Ordinance.
1. You must prove that the combination of the Zoning Ordinance and the uncommon conditions of your property prevents you from making any reasonable use of your land as permitted by your present zoning district. Since Zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for Variation: 1. Proof that a Variation would increase the financial return from the land; 2. personal hardship; 3. self-imposed hardship. In the last case the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.
2. No Variation may be granted which would adversely affect surrounding property or the general neighborhood. All Variations must be in harmony with the intent and purposes of the Zoning Ordinance.