



VARIATION STANDARDS

Kane County Government Center
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

INTERNAL USE ONLY	
CV Project No.:	_____
Zoning Petition No.:	_____
Date Received:	_____



PETITIONER NAME: _____

SIGNATURE:

DATE:

STANDARDS OF A VARIANCE (ZONING CODE SECTION 25-4-4-3)

Variations, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The board of appeals shall reach its decision within thirty (30) days from the date of the public hearing on the request for variance. Four (4) of the seven (7) members of the board of appeals must concur in order to grant a variance. No variation shall be made unless the Zoning Board of Appeals finds that there is a practical difficulty or some particular hardship upon the property if the regulations are applied AND that each of the Standards of a Variance are met. If the variance is granted, the action of the Zoning Board in granting a variation shall contain or be accompanied by Findings of Fact specifying the reasons for making such variation.

Please describe the practical difficulty and/or hardship that applies to your variation request.

A request for a variation shall also find the following statements to be true. Please explain how each of the statements listed below will be true should the request for a variance is granted. Responses should be as detailed as possible – *if you require additional space, you may submit a separate sheet of paper.*

A. The variation will not impair an adequate supply of light and air to adjacent property;

B. The variation will not increase the hazard from fire and other dangers to adjacent property;

C. The variation will not diminish the value of adjacent land and buildings;

D. The variation will not increase the congestion or traffic hazards in the public streets and highways; and

E. The variation will not otherwise impair the public health, safety, comfort, morals and general welfare.