

CITY OF HENDERSON

**VARIANCE WORK SHEET
KRS 100.243. FINDINGS NECESSARY FOR GRANTING VARIANCES**

Description of Appeal: _____

1. Are there special circumstances for this particular lot that make it different from other lots in the same zone?

YES _____ NO _____

IF YES, THESE CIRCUMSTANCES ARE:

- (a) the topography of the lot makes it impossible to meet the required setbacks and still maintain a reasonable building area on the lot. YES _____ NO _____
- (b) the shape or shallowness of the lot makes it impossible to meet the required setbacks and still maintain a reasonable building area. YES _____ NO _____
- (c) other special circumstances are: _____

2. Would the strict application of the provisions of the zoning ordinance impose an unnecessary hardship on the applicant or deprive the applicant of reasonable use of the land? YES _____ NO _____

IF YES, THE STATED REASON IS BECAUSE:

- (a) the lot was platted and built on prior to the adoption of the Zoning Ordinance. The existing structure does not meet the current setbacks and the proposed addition is a reasonable and expected use of the property. YES _____ NO _____
- (b) other: _____

IF ALL OF THE ABOVE CONSIDERATIONS ARE ANSWERED NEGATIVELY, THE VARIANCE SHOULD NOT BE GRANTED. IF YOU ANSWER YES TO SPECIAL CIRCUMSTANCES OR TOPOGRAPHICAL CONSIDERATIONS, THEN THE BOARD MUST FIND THE FOLLOWING IN MAKING A MOTION TO APPROVE.

1. The granting of the variance will not affect the public health, safety or welfare in that:

2. The granting of the variance will not alter the essential character of the general vicinity in that:

3. The granting of the variance will not cause a hazard or nuisance to the public in that:

4. The granting of the variance will not allow an unreasonable circumvention of the zoning ordinance in that:

APPLICANT: _____

DATE: _____