



APPLICATION
Notice of Appeal and Request for Variance
Zoning Hearing Officer
City of Moline, Illinois

For Staff Use Only

Date: _____

Case # _____

\$250.00 Application Fee
(NON-REFUNDABLE)

APPLICANT:

Name: _____

Address: _____

Interest in Property: _____

Phone: _____

LEGAL DESCRIPTION ZONING:

The property is described as _____

_____ also known as _____ and zoned _____
(address)

APPLICANT REQUEST:

The applicant petitions the Zoning Hearing Officer to consider an appeal:

_____ to interpret boundary of zoning map

_____ to interpret text of Zoning Ordinance

_____ for variance related to ____ use, ____ area, ____ yards, ____ height, or ____ of the size.

_____ to permit the following special exceptions:

_____ to substitute one non-conforming use for another

_____ to allow expansion of a non-conforming use

_____ to allow a temporary use

The part of the Zoning Ordinance applying to this request is Section _____ and requires _____

The request is _____

APPROVAL CRITERIA:

A variance is not a right. It may be granted to an applicant only if the applicant establishes that strict adherence to this Code will result in undue hardship because of site characteristics that are not applicable to most properties in the same zoning district. Such variances shall be granted only when the applicant establishes that all of the following criteria are satisfied (please respond to each of the following criteria):

1. **Hardship Unique to Property, Not Self-Inflicted.** There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use thereof, which do not apply generally to the other land areas or uses within the same zone district, and such exceptional conditions or undue hardship was not created by the action or inaction of the applicant or the owner of the property, or any previous property owner.

2. **Special Privilege.** The variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same zoning district.

3. **Literal Interpretation.** The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship only on the applicant.

4. **Reasonable Use.** The applicant and the owner of the property cannot derive a reasonable use of the property without the requested variance.

5. **Minimum Necessary.** The variance is the minimum necessary to make possible the reasonable use of land or structures.

6. **Compatible with Adjacent Properties.** The variance will not be injurious to, or reduce the value of, the adjacent properties or improvements or be detrimental to the public health, safety or welfare, in granting a variance, the decision-maker may impose conditions deemed necessary to protect affected property owners and to protect the intent of this Code. The decision-maker may consider prospective financial loss or gain to applicant but consideration shall not be sole reason for granting a variance.

7. **Conformance with the Purposes of this Code.** The granting of a variance will not conflict with the purposes and intents expressed or implied in this Code.

8. **Conformance with the Comprehensive Plan.** The granting of a variance will not conflict with the goals and principles in the Comprehensive Plan.

(If you have additional comments, please attach to the application.)

Signature of Applicant: _____

Date: _____

YOUR APPLICATION IS DUE BY 5:00 P.M. ON _____ FOR THE _____ MEETING.