

Lyon County Zoning Petition for Variance/Conditional Use

Lyon County Planning and Zoning Administration, 206 S 2nd Ave Ste 103, Rock Rapids, IA 51246

Phone 712-472-8550 Email: bsprock@co.lyon.ia.us

Applicant (Property Owner):		FOR OFFICE USE ONLY	
Mailing Address:		Permit # -VAR	
Town, State & Zip:		Card #	
Phone#: Home:	Cell:	Total Valuation: \$	
Site Location - E911 Address:(If different from above)		Permit Fee: \$	
Town, State & Zip:		Date Paid:	
Parcel ID#	Current Zoning Class:	Chk#	
Township Name:	Section #:	Parcel size (acres):	Parcel/Lot/Qtr./Qtr.:
Proposed Construction/Improvement:Discription			
Dimensions:		Proposed Use:	
Provide Detailed Description of Request and Criteria to Justify:			
THE APPLICANT MUST PROVIDE, AT THE TIME OF SUBMISSION OF THIS APPLICATION:			
1. A COMPLETED ZONING COMPLIANCE PERMIT APPLICATION			
2. PAYMENT FOR ALL APPLICABLE FEES DUE (I.E.PETITION FOR VARIANCE FEE AND COMPLIANCE PERMIT FEE)			
3. A SITE PLAN/PLAT OF SURVEY showing the following:			
a. North arrow			
b. All lot line dimensions and other dimension lines as necessary (distance from proposed structure to all lot lines)			
c. All road (and road names) abutting the property and existing or proposed access(as) with dimension line from the nearest side property line to the center of the driveway			
d. A list of names and addresses of all property owners of record within 500-feet of the project property			
PERMITS REQUIRED BY SECONDARY ROADS OFFICE AND/OR OTHER REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE APPLICANT			
REQUIRED FEE: A non-refundable Petition for variance fee of two-hundred dollars (\$200) is due upon submission of this			
The undersigned Petitioner certifies under oath that the foregoing information is true and correct and the terms and conditions of the approved petition are understood.			
_____ Owner		_____ Date	_____ Authorized Agent or Representative
_____ Date			
FOR OFFICE USE ONLY			
This property ____meets ____ does not meet Variance criteria as defined in the Lyon County Zoning Ordinance			
Approved separation distances in feet: Front Yard: _____ Rear Yard: _____ Side 1: _____ Side 2: _____			
And subject to the folowing additional conditions:_____			
This Petition is __Approved __Denied On this _____ Day of _____, _____ by the Zoning Board of Adjustment,			

Signature: Board of Adjustment Chair or Acting Chair		Attest: Zoning Administrator	

Section 27.7. VARIANCES.

The Board of Adjustment shall only grant a variance if it makes affirmative findings of fact on each and all of the following criteria.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.

☐ Yes ☐ No
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

☐ Yes ☐ No
3. That the special conditions and circumstances do not result from the actions of the applicant.

☐ Yes ☐ No
4. That granting the variance requested will not confer on the applicant any privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. No conforming use of neighboring land structures or buildings in other districts shall be considered grounds for the issuance of a variance.

☐ Yes ☐ No

Under no circumstances shall the board of adjustment grant a variance to allow for the use not permissible under the terms of this ordinance in the zoning district involved, or any use expressly or by implication prohibited by the terms of this ordinance in the zoning district.

Special Conditions or Requirements Imposed from the Board of Adjustment.

In review of the proposed Special Exception Use Permit Application, the Board of Adjustment is within their right to place imposed conditions or special requirements on the proposed use, building or activity identified within the permit application. These special conditions or requirements are for the protection of neighboring properties and to preserve the general health, welfare and safety of Lyon County.

Conditions Imposed by the Board of Adjustment: _____

Approved setback distances in: Front yard _____ Rear yard _____

Side yard 1 _____ Side yard 2 _____