

REQUESTS THAT ARE NOT CONSIDERED JUSTIFIABLE

A hardship is not a problem that you create yourself. For instance, if your house is built in such a manner that you cannot expand the living room without encroaching into a required yard, you will be creating the situation/problem and the ordinance does not recognize that as a legitimate hardship. Likewise, the fact that it might cost you less money to add an extension in a required front yard rather than adding to the house where the addition would be permitted out-right, is not a hardship.

The important point is whether you are deprived of property rights, not desires. Financial hardship is not considered a legitimate reason for seeking a variance, nor are personal health situations.

Often you will not be aware of the fact that your proposed addition or other desired improvements do not comply with City Zoning Ordinances until you apply for a building permit. The staff of the Planning and Zoning Division will assist you in making application to the Board of Adjustment.