

TOWN OF REDINGTON BEACH, FLORIDA
Board of Adjustment Application

The following Must be furnished with this application: [incomplete applications will not be accepted]

- Completed original application
- Application fee:
 - Variance Request \$250.00
- written description of hardship
- Other supporting information, as necessary

Board of Adjustment Review Standards

The Board of Adjustment shall grant no variance unless all of the following standards are met and are proven by competent substantial evidence:

- (1) The requested variance will not be contrary to the public interest;
- (2) The need for the requested variance arises where, owing to special conditions, a literal enforcement of the provisions of the code would result in unnecessary and undue hardship;
- (3) 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;
- (4) A literal interpretation of the provisions of the Town of Redington Beach Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter and would work unnecessary and undue hardship on the applicant;
- (5) The applicant has not made a second petition or application for the same request for a period of 30 days from the effective date of previous action on the petition or application;
- (6) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. Specifically, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would have otherwise required a building permit or other specific permit to be issued and which construction or which use was commenced unlawfully. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board will have no legal right to grant such a variance.

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(Please type or print clearly)

Property Owner(s)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

Applicant

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

Agent (if applicable)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	Zoning District

Requested Action: [please check all that apply]

- Setback variance
 Fence height variance
 Sidewalk waiver
 Other _____
 Parking variance
 Dock variance

Describe Request: (attach additional sheets as necessary)

Required LDC Regulation(s): [list all that apply]

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1. What special conditions or circumstances exist which are peculiar to the lands, structures or dwellings involved, and which are not applicable to other lands, structures or dwellings in the same district?

2. What strict interpretation of the provisions of the subject ordinance would deprive the Applicant(s) of rights commonly enjoyed by other properties in the same district causing undue hardship on the Applicant?

3. What special conditions or circumstances entitles the Applicant to a variance or special exception that are NOT the result of actions of the Applicant?

4. Explain how the granting of the variance or special exception will not confer on the Applicant any special privilege that is denied other lands, structures or dwellings in the same district.

5. Explain how the variance requested is the minimum variance that will make possible the reasonable use of the lands, structures or dwelling, will be in harmony with the general purpose and intent of the zoning ordinances, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Note: No nonconforming use of neighboring lands, structures or dwellings in the same district, and no permitted use of lands, structures or dwellings in other districts shall be considered grounds for the issuance of a variance or special exception. Under NO circumstances shall a variance be granted to permit use not generally, or by special exception, permitted in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance.

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AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application. I (we) certify that _____ is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

Date: _____ Title Holder: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20 _____

By _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: