

TOWN OF REDINGTON BEACH, FLORIDA

Variance Application

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

- Completed original application
- Variance Application fee (\$250.00 NO CREDIT CARDS):
- 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 similarly situated lands, structures, or buildings in the same district;
- (4) A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of applicable code;
- (5) The applicant has not made a second petition or application for the same request for a period of 120 days from the date of the order on a previous petition or application; and
- (6) The conditions or special circumstances peculiar to the property have not been self-created nor are the result from an action by the applicant or with prior knowledge or approval of the applicant. Further, 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 permit to be issued and which construction was commenced illegally. 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.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

**TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION**

(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 sheet if necessary)	
Tax Parcel Number	Zoning District

Requested Action:

Describe request and applicable code section:

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

TOWN OF REDINGTON BEACH

VARIANCE APPLICATION

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

2. What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?

3. What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?

4. Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.

5. Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

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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 by _____ physical presence or _____ online notarization 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 PRINTED NAME: _____

NOTARY SIGNATURE: _____

NOTARY STAMP