

Village of North Bay Board of Appeals Review Application



Applicant Information

Last Name: _____ First Name: _____
Address: _____
Mailing Address, if different: _____
Phone: (_____) _____ Email: _____

Site Information

Address: _____

Legal Description

_____ ¼ Section _____ Township _____ North _____ Range _____ East

Lot Area & Dimensions: _____ Sq. Ft. _____ x _____ Ft.

* Zoning District: _____ * Chapter 8.07 District Establishment & Regulation]

Current Use: _____ * R1 (East of N. Main) R2 (West of N. Main)

Nature and disposition of any prior petition for appeal, variance or conditional use:

Description of all nonconforming structures and uses on the property:

Reasons for Board of Appeals Review Application (check box)

- Initial request for a Variance (*Please see second page for Variance Application General Information*)
- Appeal for an Error in an Order, Decision or Determination
- Special Exception
- Non-Conforming Use Change
- Zoning Interpretation

Please attach the information listed below:

- Please cite the specific ordinance section to which you are seeking a variance.
- Name and contact information (address, phone, email) all property owners of record within 200 feet of, abutting to and opposite of the site address.
- Plat survey or other map drawn to scale showing all the information.
- Any additional information required by the Planning Commission, Board of Trustees and Board of Appeals
- Fee: \$100 (Sec. 8.13(11)). Check payable to the Village of North Bay.

Applicant Signature: *The Applicant certifies that the above information provided is correct and true.*

Signature: _____ **Date:** _____

Office Use Only

Date Filed:	Amount Paid: \$	Check #	Received by:	Receipt #
_____	_____	_____	_____	_____

Application form reviewed by the North Bay Village Board on: Date: _____ **Time:** _____

Decision (Enter either Approve or Deny)

Appeal Hearing: Date/Time:	Decision (Circle One)	Approve	Deny	Date:
_____	_____	_____	_____	_____

Village of North Bay

Variance Application General Information



Findings Required to Grant a Variance

Highlights of VNB Code of Ordinances 8.11 are noted below. To review 8.11 in its entirety, please visit:
<https://northbay-wi.us/ordinances/>

No variance to the provisions of this Chapter shall be granted by the Board of Appeals unless it determines that the conditions of this section are met and so indicated in the minutes of the proceedings. In addition, the following provisions shall be met:

- 1) *Basis for the Variance.* The burden is on the Applicant to establish the basis for the variance consistent with all standards and requirements set forth in the Village Code and Wisconsin State Statutes.
- 2) *Preservation of intent.* No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use, or conditional use in that particular district.
- 3) *Exceptional circumstances.* There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel structure, use, or intended use that do not apply generally to other properties in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that this chapter should be changed.
- 4) *Economic hardship and self-imposed hardship are not grounds for variance.*
 - a) No variance shall be granted solely on the basis of economic gain or loss.
 - b) Self-imposed hardships shall not be considered as grounds for the granting of a variance.
- 5) *Preservation of property rights.* The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district or vicinity.
- 6) *Absence of detriment.* No variance shall be granted that will create substantial detriment to adjacent property and will materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

SUBMIT FULLY COMPLETED FORMS WITH ALL ATTACHMENTS & FEES TO:
Village Hall ♦ 3615 Hennepin Place ♦ Racine, WI 53402

Email: vnbclerk@northbay-wi.us ♦ Phone: (262) 639-2334 ♦ Website: www.northbay-wi.us