



ZBA Case # _____

CITY OF BYRON
ZONING APPLICATION
Questions please call: 815-234-2762

SECTION I – PURPOSE OF APPLICATION

This application is a request for the following action. Check and complete entries.

- ☐ A Zoning District Change/Zoning Map Amendment from the _____ Zoning District to the _____ Zoning District.
- ☐ A Special Use Permit in a/an _____ district
for _____

- ☐ A _____ Variation in the _____ Zoning District.
Required by Ordinance: _____
Variance to: _____

SECTION II –SUBJECT PROPERTY

A. Street address of Subject Property:

B. Property Code: _____

C. Subject Property Size: _____ square feet or acres
_____ lot frontage
_____ lot width
_____ lot depth

D. Legal Description: Block # _____, Lot # _____, Property Code _____

(Attach as an exhibit, if necessary)

E. All existing uses of the property: _____

F. Proposed use of the property: _____

(**Site plan required)

Applicant:

SECTION III – APPLICANT INFORMATION

A. Applicant(s): _____
(Please note if an agent, contractor, owner, realtor etc. **If applicant is not owner of said property, written permission from owner is required.**)

B. Address: _____

C. Daytime Phone No. _____ Cell Phone No. _____
Fax or Other Phone No. _____

E. Subject Property Owner: _____
Address: _____

F. Provide the names and complete mailing addresses of the owners of record of all adjoining properties, including property located across any streets, roads, alleys or public rights-of-way:

SECTION IV – IDENTIFYING AND UNDERSTANDING THE ISSUES

Applicants must respond, in writing, to the following statements in their application to the Zoning Board of Appeals:

A. Zoning District Change/Zoning Map Amendment

1. Discuss and explain how the map amendment/zoning district change can be expected to affect adequate light, pure air and safety from fire and other dangers for citizens of the City generally and of surrounding property specifically.

2. Discuss and explain how the map amendment/zoning district change can be expected to affect the value of land and buildings for citizens of the City generally and of surrounding property specifically.

3. Discuss and explain how the map amendment/zoning district change can be expected to affect the congestion of traffic on the public roads for citizens of the City generally and of the surrounding property specifically.

4. Discuss and explain how the map amendment/zoning district change can be expected to affect the public health, safety, comfort, convenience, morals and general welfare for citizens of the City generally and of the surrounding property specifically.

5. Discuss and explain how the map amendment/zoning district change can be expected to affect the residential, agricultural, business and industrial areas of the City generally and surrounding property specifically.

6. Discuss and explain how the map amendment/zoning district change can be expected to affect the orderly and beneficial development of the residential, agricultural, business and industrial areas within the City generally and surrounding property specifically.

B. Special Use Permit

1. Discuss and explain how the establishment, maintenance and operation of the special use can be expected to affect the public health, safety, morals, comfort and general welfare for citizens of the City generally, and of surrounding property specifically.

2. Discuss and explain how the establishment, maintenance and operation of the special use can be expected to affect the use and enjoyment of other property in the immediate vicinity for purposes already permitted, and the property values in the neighborhood.

3. Discuss and explain how the establishment of the special use can be expected to affect the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. Discuss and explain how utilities, access roads, drainage and necessary facilities have been, are being or will be provided.

5. Discuss and explain how measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. Discuss and explain how the special use will, in all other respects, conform to the applicable regulations of the zoning district in which it is located.

C. Variation

1. Discuss and explain how, based on the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. Discuss and explain how the conditions upon which an application for a variation is based are unique to the specific property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification.

3. Discuss and explain how the variation will affect the value or income potential of the property.

4. Discuss and explain how the granting of the variation will affect the public welfare, or other property or improvements in the neighborhood in which the property is located.

5. Discuss and explain how the proposed variation will affect the adequate supply of light and air to adjacent property, the congestion of the public streets, the danger of fire, the public safety, and the property values within the neighborhood.

6. Discuss and explain how the proposed variation complies with the spirit and intent of restrictions imposed by the Zoning Ordinance.

SECTION V – MISCELLANEOUS INFORMATION, SIGNATURE AND DECLARATORY STATEMENT

A. Required Attendance at Public Hearing: The City of Byron Zoning Board of Appeals (ZBA) has established a policy requiring the applicant or a representative of the applicant to be present at any public hearing at which the ZBA will consider the application. 8-10 copies of any handouts or exhibits should be available for the ZBA members and staff. Failure of the applicant or designee to appear before the ZBA will postpone consideration of the application by the ZBA. Failure of the applicant or designee to appear before the ZBA after postponement may result in the dropping of the application from further consideration by the ZBA.

B. Declaratory Statement: I, _____, hereby declare and state that I am the owner or authorized representative of the owner or principal, of the above described property. I further declare that all information contained in this application and accompanying documentation, and all testimony to be given before the City of Byron Zoning Board of Appeals, is truthful and accurate to the best of my knowledge. I fully understanding that this application form, when properly completed – along with any attachments and inclusions – becomes and constitutes a petition of record duly requesting the proposed change(s), and that any false statements or inaccuracies, whether intentionally misleading or not, will delay the consideration and progress of this application. I acknowledge the attendance responsibilities of the applicant as set forth in paragraph “A” above.

I also understand that a fee is required, payable at the time of application. In addition, I understand that the acceptance of this completed zoning application by the City of Byron staff does not guarantee the passage or approval of this request by the Zoning Board of Appeals, the Community Services Committee or the City of Byron City Council.

Applicant Signature(s): _____

Date: _____ E-mail Address: _____

For Office Use Only:

Variance Fee - \$350.00	_____ Date Paid	_____ Check # or Cash
Zoning Map Amendment Fee - \$475.00	_____ Date Paid	_____ Check # or Cash
Special Use Fee - \$ 400.00	_____ Date Paid	_____ Check # or Cash

**Applicant is responsible for any over run in hearing costs.
Costs include advertising, certified mailing, transcripts and staff time.**