



*Application for a Hearing before the
Creve Coeur Board of Adjustment*

USE VARIANCE

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
<i>Name</i> _____	<i>Name</i> _____
<i>Company (If Applicable)</i> _____	<i>Company (If Applicable)</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Telephone #</i> _____	<i>Telephone #</i> _____
<i>Fax #</i> _____	<i>Fax #</i> _____
<i>Email:</i> _____	<i>Email:</i> _____

APPLICANT:

Architect ____ *Engineer* ____ *Contractor* ____ *Agent* ____ *Owner* ____

**TO THE HONORABLE BOARD OF ADJUSTMENT
OF THE CITY OF CREVE COEUR, MISSOURI**

The undersigned hereby appeals to the Board of Adjustment for a Use Variance to allow for the construction and/or use of certain improvements on the property located at

1. I request a use variance so that the property may be used for the following purpose(s):

2 . In support of my request, I state the following:

Size of the lot (total square feet or acres): _____

3. Unique Physical Characteristics of the Property (creek, steep slope, lot shape, etc.):

4. Unique Non-physical Characteristics of the Property (location, access, etc):

5. Description of the differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

6. Current improvements on the property:

7. Additional improvements, which will be constructed if this proposed use variance is granted: _____

8. Current Use of the Property:

9. Zoning District in which the property is located: _____

10. Is the owner is deprived of all beneficial use of the property? Please describe:

11. Is the land is unsuitable for the permitted or conditional uses within the zoning district? Please describe:

12. Describe whether using the property in accordance with the provisions governing the zoning district would create an unwarranted economic hardship on the owner:

13. Detailed explanation of the unwarranted economic hardship: _____

14. Alternative uses considered are as follows:

- a)
- b)
- c)

15. For each alternative listed above, the reasons why such alternative was not selected are as follows:

- a)
- b)
- c)

16. Other zoning districts within the City of Creve Coeur where this proposed use is permitted: _____

17. Description of the effect or impact on neighboring properties: _____

18. Description as to whether the utilities are sufficient for this use: _____

19. Description of the traffic generated by this use (a traffic study prepared by a licensed Traffic Engineer may be required): _____

20. Description as to whether street access and parking is sufficient for this use:

21. Description of all features required for the proposed use which would not normally be present with a permitted or conditional use under the zoning ordinance (additional lighting requirements, additional building requirements, etc.): _____

22. Applicant's statement or any other information in support of this request:

Submittal Checklist

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit payable to "City of Creve Coeur".
- Ten (10) sets of signed and sealed plans (folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
- Electronic copies of all submitted documents.
- Electronic copies of all submitted documents.

Applicant Signature

Date