



CITY OF LAKE WALES

Variance Application

201 Central Ave. West, P.O. Box 1320, Lake Wales, FL 33859-1320
Phone: (863) 678-4182 Ext. 714 - Fax: (863) 678-4050

Date: _____ Application Number: _____

Applicant Name: _____ Zoning District: _____

Parcel ID Number: R- T- S- Subdivision- Parcel-

1. Location: _____
Number Street Zip Code

Type of Variance Desired: _____

2. Accompanying Material Required:

- 1. Letter of request stating how the variance application complies with the eligibility criteria in Sec.23-244.2 of the Lake Wales Code of Ordinances.
- 2. Pictures of Property
- 3. Legal Description
- 4. Survey/Plot Plan (10) – Illustrating proposed variance
- 5. Authorization statement for agent on company letter head or Notarized

3. IDENTIFICATION:

Owner Address Phone

Fax Number Email Address

Agent Address Phone

Fax Number Email Address

Signature of Owner: _____ Date: _____

If the owner of record for the property is an entity, such as a Corporation, other than an Individual (s), the legal representative must provide proof of authorization to act as the legal agent.

(Fees adjusted October 1 annually)

Office Use Only	
Cashier's Payment Memo	
Date: _____	Check Number: _____
Account Number:	Code:
001-341-510-000-000 Planning	121
001-369-006-000-000 Public Notice	132 _____
Total	\$ _____

- **Sec. 23-244.2 Variance.** A variance is permission granted by the board of appeals to depart from a dimensional requirement of these land development regulations. Variances are allowed to relieve a property owner, who, because of property characteristics beyond his control, is unable to meet a dimensional requirement of these land development regulations. Waivers granted under various sections of these land development regulations are exempt from the requirements of this section.

a. Eligibility. An application for a variance may be submitted to the administrative official by a property owner or his designated agent (by power of attorney) if **all** of the following criteria are met:

1. 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 zoning district;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. Literal interpretation of the provisions of these regulations would deprive the applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him of other rights commonly enjoyed by other property owners in the same zoning district;
4. The granting of the variance would not confer on the applicant any special privileges denied to other property owners in the same zoning district;
5. The grant of the request will be harmonious with the general intent and purpose of these regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;
6. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these land development regulations;
7. The variance is the minimum variance that will allow reasonable use of the property;
8. The application does not meet all of the criteria above, but environmentally sensitive areas or trees as defined in section 23-215.1 will be saved by the granting of the variance.