

CITY OF SIOUX CITY

Applicant Profile Form

(Complete along with the appropriate application form. Not required with the Design Review Committee Request Form)

Planning Division
 Room 308
 405 6th Street
 P.O. Box 447
 Sioux City, IA 51102-0447



Before completing, read the entire Applicant Profile Form and related application. A pre-application conference is **required** for all applications for cluster, mixed housing, and planned neighborhoods; traditional neighborhood development, as well as applications for development in the Airport Protection (AP), Casino Entertainment (CE), Historic Area (HA), and Public Institutional (PI) zoning districts. However, pre-application conferences may be requested for any development type.

PETITIONER/APPLICANT INFORMATION

Name					
Street Address					
City			State		ZIP
Phone			E-mail Address		
Petitioner's interest in the property	Owner <input type="checkbox"/>	Contract Buyer <input type="checkbox"/>	Architect <input type="checkbox"/>	Engineer <input type="checkbox"/>	Other:

PROPERTY OWNER (IF DIFFERENT)

Name					
Street Address					
City			State		ZIP
Phone			E-mail Address		

LEGAL DESCRIPTION (IF LEGAL IS TOO LONG, NOTE BELOW AND ATTACH TO THE APPLICATION)

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PLANNING AND ZONING DIVISION REQUESTS

Approvals are issued by the City after compliance with the requirements of the Zoning and Sign Code is determined. A determination is made by the Planning and Zoning Commission, Board of Adjustment, Administrator, or City Council upon recommendation of City staff, Boards, or Commissions. A full list of permits and approval procedures are listed in *Subchapter 25.06-B Permits and Procedures of the Code*.

<input type="checkbox"/> Vacation	<input type="checkbox"/> Site Plan / Development Concept Plan	<input type="checkbox"/> Conditional/Limited Use Permit	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Zone Change	<input type="checkbox"/> Major changes to a Site/Concept Plan	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Designation of Historic Site/Landmark
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Minor Changes to a Site/Concept Plan	<input type="checkbox"/> Appeal	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Zoning Compliance Certificate	<input type="checkbox"/> Variance	<input type="checkbox"/> Avigation Permit
<input type="checkbox"/> Right-of-Way Encroachment	<input type="checkbox"/> Sign Design Program		<input type="checkbox"/> Interchange Development
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Interpretation		<input type="checkbox"/> Preliminary/Final Plat

SIGNATURE

Property Owner's Signature:	Application Date:
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***For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regs/sioux-city-ia/index.aspx>. See *Subsection 25.06.070* for the complete review procedures.**

CITY OF SIOUX CITY

Application for a Variance

(Complete along with the Applicant Profile Form)

Planning Division
Room 308
405 6th Street
P.O. Box 447
Sioux City, IA 51102-0447



The procedures for granting a variance are listed in **Subsection 25.06.090.24 Variance**. The Iowa Supreme Court has ruled that the land for which a variance is requested cannot yield a reasonable return when used in any manner allowed in its zoning district. It is not enough to show that a larger profit could be made if a variance was granted. Please contact the Planning Division before submitting an application for a variance.

SUBJECT PROPERTY INFORMATION

Owner			
Street Address			
Zoning District		Lot area	
Existing use:			
Specific Code section from which a variance is requested:			

WRITTEN STATEMENT OF REQUEST

Describe the exceptional conditions that create an undue hardship on the property and its uniqueness relative to other, similar properties within the district and general vicinity:

Justify that reasonable use of the property is disturbed by imposition of the standards or regulations warranting a variance:

Describe the characteristics of the subject property which prevent compliance with the requirements of this Code:

State the minimum variance necessary and requested to permit the proposed use or construction:

Describe the unnecessary hardship, practical difficulty, or lack of fair return that would result if the standards and regulations are applied to the subject property:

APPROVAL CRITERIA (USE ADDITIONAL SHEETS IF NECESSARY)

Describe how granting the variance would not be contrary to the public interest, meaning the variance will not:

Adversely impact the land on which the variance is requested or impact the surrounding properties:

Substantially increase the congestion of buildings, people, or motor vehicles:

Endanger the public health or safety, or otherwise be materially detrimental to the welfare of nearby neighbors or the public at large:

Unduly tax public utilities or governmental services:

Materially be injurious to the enjoyment, use, development, or value of the property in the vicinity:

Describe how you will suffer an undue and unnecessary hardship if forced to obey the strict interpretations of this Code, by demonstrating the following:

The land in question cannot yield a reasonable return if used for its present use or developed, redeveloped, or used in any other manner permitted or specially permitted by this Code (and not prohibited by any other applicable law) in the district in which said lot or parcel is located. Failure to yield a reasonable return may be shown by proof that the owner has been deprived of all reasonable beneficial or productive use of the land in question. All beneficial use is said to have been lost where the land is not suitable for any use permitted by this Code:

The plight of the owner is due to a unique physical condition inherent in the property itself and not to the general conditions in the neighborhood, which may reflect the unreasonableness of the Code itself. The Board of Adjustment shall not find in the applicant's favor on this element if the evidence demonstrates that any offered unique physical condition was created by the applicant's own actions, or that there is no casual connection between the owner's plight and the unique physical condition offered to the board:

The use or development to be authorized by the variance will not alter the essential character of the neighborhood:

The variance would not result in a use or development of the lot or parcel in question which would not be in harmony with the general purpose and intent of this Code, the Comprehensive Plan, or the City's development policies:

ADDITIONAL INFORMATION REQUIRED AS APPLICABLE

<input type="checkbox"/>	<input type="checkbox"/> N/A	A survey by a Certified Land Surveyor licensed in the State of Iowa if necessary to describe the property.
<input type="checkbox"/>		Site plan showing existing structures and the proposed construction, reconstruction, remodeling, alteration, or moving in which the variance is requested. The site plan should show all property dimensions, floor area of structures, setbacks, any parking or loading spaces, existing landscaping and fences, open space, and adjacent property uses. (may be required to be prepared by a Certified Engineer or Land Surveyor)
<input type="checkbox"/>		Completed Applicant Profile Form.
<input type="checkbox"/>		A filing fee of \$250.

SIGNATURE

Owner/Petitioner's Signature:		Application Date:	
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ADDITIONAL SHEETS

Refer to the question stated in the application if using additional sheets.