



**City of Rollingwood Board of Adjustment
Finding of Fact for Variance (Residential Zoning District)**

Applicant: _____ **Case Number:** _____

Address/Lot/Tract: _____

Description of Variance or Appeal: _____

Date and method of public hearing notice: _____

Date of public hearing and BOA Meeting: _____

After giving notice and conducting a public hearing on this variance request in accordance with the City of Rollingwood Code of Ordinances, the Board of Adjustment adopts these specific, written findings as follows:

	Yes	No
1. A special individual reason makes the strict application of the zoning ordinance impractical;		
2. Granting the variance will be in harmony with the general purpose and intent of this division and will not be injurious to adjoining properties or the neighborhood, or be otherwise detrimental to the public welfare;		
3. The granting of the variance will not be detrimental to the public health, safety, or welfare or injurious to the property in the area;		
4. There are special circumstances or conditions such as topography, natural obstructions, aesthetic or environmental considerations affecting the land involved such that the strict application of the provisions of this division would deprive the applicant of a reasonable use of his land;		
5. The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of the zoning ordinance;		
6. If applicable, there is sufficient water and wastewater capacity and fire service available to serve the applicant's land as developed under the variance without detriment to the other property within the city; and		
7. The circumstances or conditions from which relief is sought are not solely of an economic nature.		

All findings must be determined in the affirmative for the variance to be granted.

Additional Comments including any conditions prescribed by the BOA (if any): _____

With _____ members present, and upon a vote of _____ for, _____ against, and _____ abstaining, the variance is hereby:

_____ granted _____ denied



_____ Presiding Officer of BOA

_____ Date