

**CITY OF CLINTON, IOWA
ZONING BOARD OF ADJUSTMENT
APPLICATION FOR SPECIAL USE PERMIT**

For office use only:

Case number _____ Date filed _____

Special uses are those uses having some special or unique characteristic which require a careful review of their location, design, configuration and special impact to determine the desirability of permitting their establishment on any given site. They are uses which may or may not be appropriate in a particular location depending upon consideration in each case of the public need and benefit and the local impact and all within the context of the intent and purpose of Section 159.049 and 159.080 of the Zoning Regulations.

Name of applicant _____ Phone # _____

Applicant's address _____

Applicant's phone/email _____

Property owner _____
(if same as applicant, write "same")

Location of property _____

Sequence number _____

Legal description _____

Application for a special use permit:

A special use permit is requested to allow a(n) _____

such as permitted by Section 159.049 Special Uses of the Zoning Regulations.

Facts supporting this request:

Provide a written statement that addresses how the applicable criteria for a special use permit, as required per Section 159.049 of the Special Use Zoning Regulations, will be satisfied. The proposed use of the building or use will NOT:

1. Substantially increase traffic hazards or congestion.

2. Substantially increase fire hazards.

3. Adversely affect the character of the neighborhood.

4. Adversely affect the general welfare of the community.

5. Overtax public utilities.

6. Be in conflict with the Comprehensive Plan.

If the Board's findings are affirmative as to any subject referred to in items 1 through 6, then such application shall be denied. Any proposed special use shall otherwise comply with all of the regulations set forth in the Zoning Regulations for the district in which such use is located, except that the Zoning Board of Adjustment may permit hospitals and institutions to exceed the height limitation of any such district.

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Zoning Board of Adjustment Authority

In considering all appeals and all proposed exceptions or variations to this chapter, the Zoning Board of Adjustment shall, before making any exceptions or variations from this chapter in a specific case, first determine that per 159.080(E)(6) it will not:

1 – Impair and adequate supply of light and air to adjacent property

2 – Unreasonably increase the congestion in public street

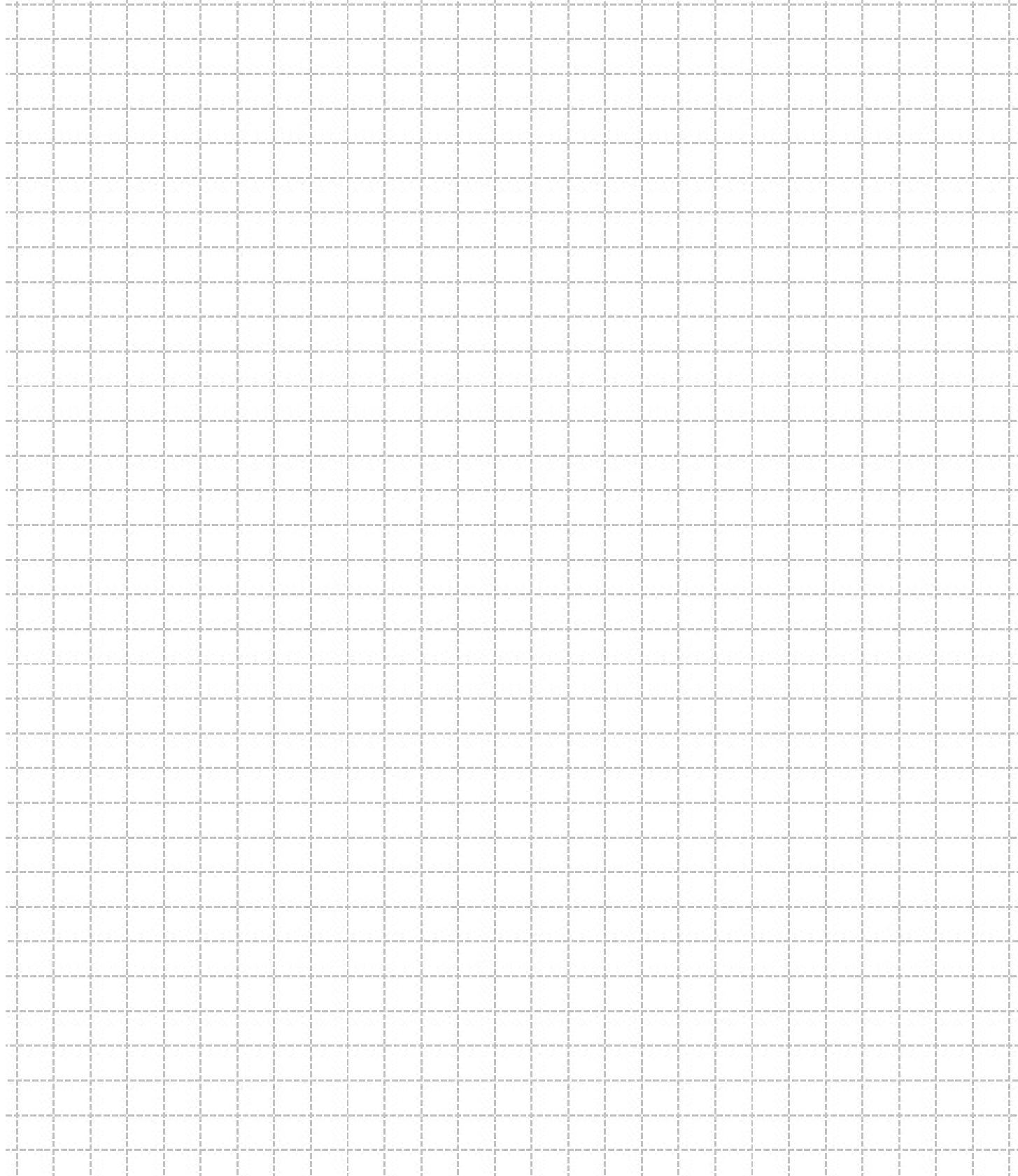
3 – Increase the danger of fire or endanger public safety

4 – Unreasonably diminish or impair established property values within the surrounding area

5 – Impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city

Site plan required:

Any application to permit new construction, extensions or alteration of existing uses and uses authorized by Section 159.049 of the Zoning Regulations requires a site plan (as required by 159.049(B)(1), and the necessary descriptive material relating to the intensity and extent of the use in order to allow the Zoning Board of Adjustment to investigate as to the effect of the building or use.



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I (we) certify that I (we) have notified all adjacent property owners of the purpose of this application.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted, and I (we) will be able from a financial, legal and physical basis to do so.

I (we) understand that if this waiver is granted, this waiver will be valid for 1 year from the date the Board grants said waiver.

Signature of property owner

Signature of property owner

Street address

Street address

City, State ZIP

City, State ZIP

Phone number / email

Phone number / email

If the applicant is other than the property owner, sign below:

Signature of applicant

Signature of applicant

Street address

Street address

City, State ZIP

City, State ZIP

Phone number / email

Phone number / email

Affix by staple any attachments behind this sheet.