



## THE COMMISSIONERS OF ST. MICHAELS

### BOARD OF ZONING APPEALS

300 MILL STREET

P.O. BOX 206

ST. MICHAELS, MD 21663

SETTLED 1670-1680

INCORPORATED 1804

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APPLICANTS SEEKING A VARIANCE OF THE PROVISIONS SET FORTH IN CHAPTER 340 (ZONING) ARTICLE VIII (BOARD OF ZONING APPEALS PROCEDURES) OF THE TOWN OF ST. MICHAELS CODE ARE RESPONSIBLE FOR FILING THE FOLLOWING:

Application Fee in the amount of \$150.00.

**Written response demonstrating the following:**

(a) Special conditions and/or circumstances exist which are peculiar to the land, structures or building involved that are not generally shared by other properties in the same zoning district or vicinity. Such conditions and/or circumstances may include but are not limited to the following: exceptional narrowness or shallowness or both, or irregular shape or topography of the property; unusual and limiting features of the building.

(b) That such special conditions and/or circumstances noted above cause the strict enforcement of the zoning provision to impact disproportionately upon the property resulting in unnecessary and undue hardship. Hardship arises where property, due to unique circumstances applicable to it, cannot reasonably be adopted to use in conformity with the restrictions.

(c) Such special conditions or circumstances must not be the result of any action or actions of the applicant.

(d) Granting of the variance must be in harmony with the general purpose and intent of Chapter 340 and must not be injurious to adjacent property, the character of the neighborhood or the public welfare.

(e) The variance granted must be the minimum necessary to afford relief.

(f) That no nonconforming use of neighboring lands, structures, or buildings in the same zone, and no permitted use of lands, structures, or buildings in other zones shall be considered grounds for the issuance of a variance.

Upon receipt of the above noted, the Board of Zoning Appeals shall set a hearing date and the applicant shall be notified of said date.

It should be noted that in addition to the above noted, the applicant shall be responsible for:

The posting and maintaining of a sign (§340-74 of the above noted Article) for a period of 15 days prior to the scheduled hearing; and

The payment of postage costs associated with the written notification to the adjacent property owners of the scheduled hearing.

The cost of advertising/public notice costs.

