

City of Tuscola

Building Department

214 N. Main, Tuscola, IL 61953
Phone 217-253-2112 Fax 217-253-5026

Sign Variance Application

Fee \$ 100.00

Notice to Applicant: All blanks must be filled in. Decisions regarding a variation may require up to 30 days after the conclusion of the public hearing.

For Office Use Only

Date of: Request _____ Published Notice _____ Hearing _____

Notice within 10 days of hearing to: Applicant Anyone in opposition City Hall Posting Area

Property owners in the vicinity Comments: _____

Do Not Write in this Space

Action taken by the Board: Variation Granted Denied Dismissed Continued

Identification

Owner _____ Address _____ Phone _____

Applicant _____ Address _____ Phone _____

Location of Building or Structure

At (Location): _____ Zoning District:: _____ In the Floodplain? _____

Subdivision: _____ Lot _____ Block _____ Lot Size _____

Set Backs From Property Line (Present)

Describe location of sign on the property in relation to buildings and property lines _____

Proposed Sign Dimensions

Width _____ Height _____ Length _____ Total Square footage _____

Characteristics

Type of Sign: Frame Masonry Metal Other _____

Foundation: Posts The Building Other _____ Footing Depth From Grade: _____

Actions By Applicant

Sign Permit applied for? Yes No Permit # _____ Denied

Reasons For Request For Variation

Note: Answer all questions. If additional space is required, attach extra pages to the application

1. What characteristics of your property prevent it from allowing the proposed sign in your zoning district?

Too Narrow Too Small Sign Type not allowed Number signs not allowed Size of sign not allowed

Other (specify) _____

2. Describe the items checked above, giving dimensions where appropriate _____

3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning

Ordinance? _____

1. To the best of your knowledge, was the hardship described above created by an action of anyone having Property interests in the land after the Zoning Ordinance became law?

Yes No If "Yes", explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variations). _____

4. Are the conditions on your property the result of other man-made changes (such as the relocation of a road or Highway)?

Yes No If "Yes", describe _____

5. Which of the following types of modifications will allow you a reasonable use of your land?

_____ Change in set-back requirements _____ Change in type of signs allowed
_____ Change in number of signs requirements _____ Other (describe) _____
_____ Change in size of sign requirements _____

7. State what the variation requested is, giving exact distances and description. _____

8. Are the conditions of hardship for which you request a variation true only to your property? _____ If not, how many other properties are similarly affected? _____.

9. Will the granting of a variation in the form required be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? _____ Explain _____

Site Plot Plan - Required - Show property lines, easements, R.O.W., Streets etc. and the structure on the lot and the dimensions of the front, rear, and side yards (from the present structure to the property lines, and the same from the addition or change in the structure to the property lines).

North