

Town of Troy – Walworth County Wisconsin
N8870 Briggs Street
East Troy, WI 53120
262-642-5292 fax 262-642-5227

PETITION FOR VARIANCE

A variance is a relaxation of dimensional standards in land use regulations (e.g. setbacks, lot area, height, etc.). Final decisions for variances are decided by the Walworth County Board of Adjustments.

Prior to applying for a variance you will need to have been denied a zoning permit application.

Provide a plat survey. The plat must show the location of the buildings on the lot, proposed buildings, addition, etc. and the distances to the lot lines, body of water and roads.

Provide a detailed map and directions to your property from the Town of Troy Town Hall.

Stake lot lines, proposed building footprint and all other features of your property related to your request so that the planning commission may inspect the site.

Provide detailed construction plans, photos and any applicable letters of support.

To qualify for a variance your request must meet the following criteria.

1. **Unique Property Limitations:** The variance request is due to unique physical limitations of the property – i.e. compliance with the ordinances is prevented by limitations of the property (steep slopes, drainage or waterways, wetlands, soil types, densely wooded areas, utility and other easements, unusual configuration/dimensions of lot, etc.) which are not generally shared by other properties.
2. **Unnecessary Hardship:** Strict application of an ordinance requirement (dimensional standard) would unreasonably prevent the owner from using the property for permitted purpose. The hardship must be based on conditions unique to the property rather than considerations personal to the property owner. An applicant may not claim hardship because of conditions which are self-imposed (for example: splitting a lot to create two substandard lots and then claiming hardship).
3. **No Harm to Public Interests:** A variance will not create substantial detriment to adjacent property, the entire community and the general public. The variance would not undermine the purpose, intent and spirit of the Zoning Ordinances or the public interest.

Ten copies of a completed application, supporting documents and fees must be submitted to the Planning Commission Secretary as per the Town of Troy Planning Commission fee schedule.

PETITION FOR VARIANCE

TOWN OF TROY – WALWORTH COUNTY WISCONSIN

Name of Owner: _____ Date Filed: _____

Address: _____

Phone: _____

Email: _____

Name of Applicant: _____

Address: _____

Phone: _____

Email: _____

Legal description of property: _____ 1/4, _____ 1/4, S _____, T _____ N, R _____ E

Physical Address: _____

Tax parcel number: _____

Lot area and dimensions: _____

Zoning District(s): _____

Project Description: _____

Required by Ordinance

Variance Requested

Please indicate your exceptional circumstances, unnecessary hardship and absence of detriment.
