



City of College Park Advisory Planning Commission
7401 Baltimore Avenue, Suite 201
College Park, MD 20740
Phone: 240-487-3538 • www.collegeparkmd.gov

**APPLICATION FOR VARIANCE FROM
 THE STRICT APPLICATION OF THE
 PRINCE GEORGE'S COUNTY ZONING ORDINANCE**

Instructions: Please complete and mail to the address above or e-mail to Miriam Bader at mbader@collegeparkmd.gov. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.

OWNER INFORMATION

Name of Property Owner (s) _____

Address of Property _____

Do you reside in the property? Yes No

If no, provide home address _____

Telephone _____ Fax _____ E-mail _____

Name of Agent/Representative (if any) _____

Address _____ Telephone _____

Have you applied for and been denied a permit? Yes No

Have you received a violation notice? Yes No If yes, date of notice _____

Has property been the subject of a previous appeal or zoning application? Yes No

If yes, provide case number(s) and dates _____

Do you require an interpreter? Yes No

DESCRIPTION OF PROPERTY

Subdivision _____ Lot _____ Block _____ Parcel _____

Zoning _____ Total Area (Sq ft) _____

Civic Association Name _____

VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Zoning Ordinance from which the variance is requested.

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.

Criteria #1. A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features). *(Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).*

Criteria #2. The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property.

(The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions).

Criteria # 3. Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.

Criteria #4. Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property. *(Granting of the variance will not be in conflict with the public interest as requested in these plans).*

Criteria #5. Such variance will not substantially impair the use and enjoyment of adjacent properties; and

Criteria #6. A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property *(Hardship cannot be self-imposed).*

NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS
(These include properties located on either side, behind and across the street from your property).

Property Address	Owner's Name	Owner's Address
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Property Address	Owner's Name	Owner's Address
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Property Address	Owner's Name	Owner's Address
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Signature of Owner (Required)	Date
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Signature of Owner (Required)	Date
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OTHER INFORMATION

Fee Schedule: A check or money order shall be made payable to the City of College Park. The fee schedule is as follows:

Variance for an existing dwelling	\$200.00
Variance for residential new construction	\$500.00
Variance for commercial property	\$ 1,500
Variance for any other purpose in all zones	\$ 1,500
Each sign posted on commercial or industrial property	\$ 10.00

Site Plan: The site plan must be accurate, legible and drawn to scale. It should be prepared by a registered engineer or land surveyor and **must show all existing and proposed structures and driveways** (*sheds, carports, etc.*) The plan must also show all abutting streets and alleys, distances along property lines, and distances (setbacks) of all existing and proposed structures from the property lines.

Scheduling: Once an application has been accepted, it may take several weeks to schedule a hearing. The applicant or an authorized representative must attend the hearing to justify the request. The Advisory Planning Commission (APC) normally meets the first Thursday of the month. After an application has been heard, the APC, will render a recommendation or hold the record open to receive additional evidence. The Commission’s recommendation is forwarded to the City Council for final action. If you disagree with the recommendation, you have fifteen (15) calendar days from the date of the resolution to request oral argument before the City Council.

Application for a variance is no assurance that it will be granted. The public hearing is for you and others interested in this case to state their positions. If you need additional assistance in filling out the application, contact the City of College Park Planning Department at (240) 487-3538. Remember, an appointment must be made with the Planning Department to review your application prior to its acceptance for processing.