

Village of Roscoe

Required Findings by the Zoning Board of Appeals:

Variance approvals are subject to review in relation to standard findings for review in Section 15-781, as follows:

a. Because of the particular physical surroundings, shape, or topographical conditions of a specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

The Zoning Board of Appeals finds that, because of the unique size of the applicant's property and the high degree of existing vegetation on it that would be undue to remove, a unique hardship is present.

b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning district;

The Zoning Board of Appeals finds that other properties within the same zoning district are not uniquely large or as covered with dense existing vegetation as the subject property.

c. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property;

The Zoning Board of Appeals finds that the applicant is interested in constructing these solar panels to be more environmentally conscious and to simply exercise the right to enjoy their property to the fullest extent, as otherwise would be possible without the density of existing vegetation.

d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located; and

The Zoning Board of Appeals finds that the installation of these solar panels will be well-screened from public view and additional landscaping will be installed by the applicant to increase the degree of screening from all possible public viewpoints.

e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the vicinity.

The Zoning Board of Appeals finds that, because the applicant's property is already so heavily wooded, the installation of these solar panels will not have an adverse effect on the supply of light and air to adjacent properties, increase street congestion, increase safety risks, or substantially diminish property values in the vicinity.