Variance

JOPLIN
PLANNING, DEVELOPMENT & NEIGHBORHOOD SERVICES

Variance Procedures

1. Meet with Staff	The potential applicant must meet with Planning Division staff prior to submission of an application. Email Zoning-Planning@joplinmo.org or call (417) 624-0820 ext. 1511 to schedule a meeting.
2. Application	The applicant must submit a completed application to the Planning Division in person or via email. A completed application will include all required attachments and filing fee.
3. Notification	15 days prior to the scheduled public hearing, the City will publish a notice in the Joplin Globe and post a sign on the subject property. Property owners may submit protest petitions to the City.
4. Staff Review	Planning staff will prepare a staff report that analyzes the requests regarding our adopted code, the context of the area, and how well each criterion is met, among other things.
5. Board of Zoning Adjustment	At a regularly scheduled meeting, the Board of Zoning Adjustment will hold a public hearing on each request. Interested individuals may speak on any item by approaching the podium, stating their name and address, and providing their comments. The Commission will then vote on final action.

The Board of Zoning Adjustment takes final action on variance requests.

Common Variance Requests

- Setbacks
- Lot size
- Signs
- Landscaping
- Fences

Applicants must show that conditions on the property present a hardship that makes it difficult to meet the regulations.

Criteria Considered by the Board of Zoning Adjustment

The Board of Zoning Adjustment will review the request using the following criteria:

1. There are unique conditions of the property, which are generally not found in the same zoning district, and not caused by actions of the property owners or applicant.
2. Adjacent property owners will not be adversely affected by the variance.
3. The strict application of the provisions of the zoning regulations from which the variance is requested will constitute an unnecessary hardship upon the applicant.
4. The variance requested will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community.
5. Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.
6. The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.