



APPLICATION ADDENDUM
NONCONFORMING LOT APPLICATION FORM

INSTRUCTIONS

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal ([goPost/ePlan](#)).

1. GENERAL INFORMATION

PROJECT NAME
ADDRESS/LOCATION
TAX PARCEL NUMBER(S)

2. LOT DIMENSION STANDARDS*

This property is located in the _____ zoning district.

Required Lot Dimensions:		Current Lot Dimensions:	
Minimum Lot Area:		Lot Area:	
Minimum Lot Width:		Lot Width:	
Minimum Lot Depth:		Lot Depth:	

**Refer to [LDC Section 25.00](#) for zoning district lot standards.*

3. BOARD OF ADJUSTMENT REVIEW STANDARDS

Per [LDC Section 215.02.2](#), the Board of Adjustment may only grant a variance to allow a nonconforming lot or record to be built upon if the following standards are met and proven by competent substantial evidence. **Please review the standards listed below and provide a justification on how your request meets each of the standards.**

- (1) The lot consists of at least one entire lot or record on the effective date of this Code. *(Explain when the lot was created and provide a copy of the plat, if possible, from the Pinellas County Property Appraiser.)*

--

- (2) The lot was not created in violation of a previous zoning ordinance. *(Explain when the lot was separated, platted or subdivided.)*

--



- (3) The lot was not combined with a neighboring lot under common ownership in order to allow the existing improvements on the neighboring developed lot to meet applicable setbacks. *(If the neighboring property is developed, does the structure meet the minimum setbacks if the properties were split?)*

3. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

The information included in and with this application is completely true and correct to the best of my knowledge. Further, I understand that a detailed property management plan may be requested as a part of this application.

(Applicant's Signature)

(Date)

(Property Owner's Signature)

(Date)

(Agent's Signature)

(Date)