

**VARIANCE APPEAL – Statement of Justification BOARD OF MUNICIPAL AND ZONING APPEALS FOR BALTIMORE CITY**

Property Address	BMZA Appeal Number (leave blank if none has been assigned yet)

Please list all variances you are seeking, including the amount of each variance requested. For example: *Rear yard setback variance: 20 ft required, 10 ft proposed, 10 ft variance requested.*

Describe your request for each variance by responding to each question below.

1. I am requesting (a) variance(s) due to the (check at least one):

- physical surroundings of this structure or lot.
- shape of this structure or lot.
- topographical conditions of this structure or lot.
- other reason.

*If you selected "other" please describe:*

2. What is unique about these conditions (physical surroundings, shape, topographical conditions, etc.), compared to other properties in the same zoning district?

3. How would these **unique** conditions lead to an **unnecessary hardship or practical difficulty** if the Code were strictly applied to your property?

4. Would the variance(s) be injurious to the use and enjoyment of other property in the immediate vicinity? Would the variance(s) substantially diminish and impair property values in the neighborhood? Why/why not?