

Yard Modification Requests

Please be aware of the following:

- Submittal of a Yard Modification application DOES NOT guarantee approval. The application fee WILL NOT be refunded if the request is denied.
- To obtain approval of a yard modification request, you must satisfy both components of the following Burden of Proof:
 - 1) Topographic features, lot design or other conditions create an unnecessary hardship or unreasonable regulation, or make it obviously impractical to require compliance with the setback requirements, AND
 - 2) Other adjacent or neighboring properties enjoy setbacks similar to what is being proposed. You must submit the addresses and relevant setback, height and description of the legally-built structures involved. Include photos and a vicinity map showing the location of all listed properties.
- Personal, economic, or self-imposed hardships DO NOT meet the burden of proof criteria required for Item #1 above. Failure to provide satisfactory evidence of lot constraints and neighboring property setbacks will result in denial of the request.
- If it is determined by the Department of Regional Planning that your request satisfies the Burden of Proof, all properties located within 100 feet of the subject property will be notified.
- In addition to the Burden of Proof, the Department of Regional Planning considers comments received from the surrounding properties regarding your request. If opposition letters are received, these may contribute to denial of the yard modification request.

Applicant's Name: _____

Signature: _____

Date: _____