

## PROCESS FOR ALTERNATIVE COMPLIANCE REQUEST

Requests for Alternative Compliance are only suitable for nonconforming buildings (not nonconforming uses) zoned Downtown Duncanville District where the applicant seeks approval for reconstruction or substantial modification to the exterior or façade valued at more than \$50,000 or a total of fifty percent (50%) of the assessed value of the structure, whichever is greater.

1. APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION TO THE CITY THREE (3) WEEKS PRIOR TO THE ALTERNATIVE COMPLIANCE PUBLIC HEARING:
  - Application Fee - \$125.00
  - Completed Application
  - Legal Description of Property
  - Background Data
2. Background data should specify in detail the reason for the Alternative Compliance Request being sought and list any structural and/or engineering obstacles and difficulties. Lack of funds to meet the requirements of the Downtown Duncanville District zoning will not be considered.
3. A notice to affected property owners will be mailed and a notice for the public hearing will be published in the newspaper ten (10) days prior to the public hearing.
4. Alternative Compliance Request public hearings will be held in conjunction with regularly scheduled Planning & Zoning Commission meetings the 2nd or 4th Monday of each month.
5. Applicants may appeal the decision of the Planning & Zoning Commission by submitting written notice to the Director of Public Works within thirty (30) calendar days from the date of the decision. Any appeal would be heard at one of the next two (2) regularly scheduled City Council meetings, the 1st and 3rd Tuesday of each month, for which there is time to post an agenda and publish notice. Application fee is \$125.00.
6. A notice to affected property owners will be mailed and a notice for the public hearing will be published in the newspaper fifteen (15) days prior to the City Council public hearing.
7. If the City Council upholds the decision of the Planning & Zoning Commission, application for Alternative Compliance consideration may not be made for the same building for twelve (12) months from the date of the Council's decision.



APPLICATION FOR ALTERNATIVE COMPLIANCE REQUEST  
Planning and Zoning Commission  
City Of Duncanville

FILE NUMBER \_\_\_\_\_  
(To be supplied by City)

LEGAL DESCRIPTION OF PROPERTY:

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LOCATION OR ADDRESS OF PROPERTY:

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PROPERTY OWNER'S NAME AND ADDRESS:

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ALTERNATIVE COMPLIANCE ITEMS AND BACKGROUND (PROVIDE ATTACHMENTS AS REQUIRED) WITH DETAILED DESCRIPTION OF STRUCTURAL, ENGINEERING, AND OTHER DIFFICULTIES WITH MAKING THE BUILDING CONFORMING:

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Printed Name of Applicant

Signature Of Applicant

Address

Applicant's Status with Regard to the Property

City

State

Zip

Telephone Number

Date