

Improvements / Expansion to Non-conforming Use / Structure / Site Elements

This form is used to calculate the maximum construction costs allowed for the expansion, maintenance, renovations and/or natural disaster damage repairs for non-conforming uses, structures and site elements. Required site work such as parking, landscaping and lighting improvements are to be included in the calculations. Please refer to Unified Land Development Code (ULDC) Article 1.F. for all standards, percentages and use approval processes.

Non-conforming Use / Structure / Site Elements (check the box that applies to your request):

- Major Non-conforming Use in a Conforming Structure
- Minor Non-conforming Use in a Conforming Structure
- Conforming Use in a Non-conforming Structure
- Non-conforming Site Elements

This form shall be completed by the property owner, contractor, architect or another design professional that is knowledgeable about building construction costs and the work to be completed at the address below. The figures requested below are required prior to applying for a building permit or a Development Order Amendment for any improvement to a non-conforming use or structure or site elements.

PCN(s): _____

Address of Property: _____

Owner: _____

Contractor (if applicable): _____ **Phone Number:** _____

Architect (if applicable): _____ **Phone Number:** _____

Building Permit Number(s) existing (to vest existing structure): _____

Proposed use: _____

Describe how structure is non-conforming: _____

Detailed Description of Work to be complete on interior and/or exterior of structure:
(attach a separate sheet if necessary)

Current Improvement Value as determined by the Palm Beach County Property Appraiser for all types of non-conformities for the specific parcel:

\$ _____ (Enter improvement value per website at <http://www.pbcgov.com/papa/>)

Proposed Modifications; check the applicable description box below:

- Nonconformities** - Percentage and Approval Process for **Maintenance, Renovation and Natural Disaster Damage Repair** - (ULDC Article 1.F.1.G)
- Nonconformities** - Percentage and Approval Process for **Expansion** - (ULDC Table 1.F.1.F)

Complete the following chart by itemizing each cost (no lump sum for entire job) with each description. Attach a signed contract with each description and estimated costs or a signed and sealed letter from the Contractor, Architect or other design professional showing the schedule of values with each description of work. Use separate sheet if necessary.

Construction Costs (Interior & Exterior)					
Maintenance		Renovation		Natural Disaster Damage	
Description of Work	\$ Value of Work	Description of Work	\$ Value of Work	Description of Work	\$ Value of Work
Total		Total		Total	

STAFF ONLY:

Zoning Review:

Building Review:

Zoning Reviewer Signature

Building Reviewer Signature

- Sufficient Insufficient

- Sufficient Insufficient