

[Law Firm Letterhead]

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

Re: Legal Opinion Regarding Zoning Variance for [Property Address/Legal Description]

Dear [Client Name],

Pursuant to your request, I have reviewed the applicable zoning ordinances and the specific circumstances surrounding the property located at [Property Address] (the "Property"). You are seeking a variance from [Specific Section of Zoning Code] to permit [Description of Proposed Project/Use].

### **1. Factual Background**

The Property is currently zoned as [Insert Zone District]. The proposed project requires a variance because [Reason for non-compliance, e.g., setback requirements, height limits, or density].

### **2. Legal Standard for Variance**

Under [State/Local Code Section], an applicant must generally demonstrate that:

- Strict application of the ordinance would result in unnecessary hardship;
- The hardship is unique to the Property and not shared by the neighborhood;
- The variance is the minimum necessary to afford relief;
- The variance will not alter the essential character of the locality; and
- The hardship was not self-created.

### **3. Legal Analysis**

It is my professional opinion that the request for a variance has a [High/Moderate/Low] probability of success based on the following:

[Insert specific analysis of how the property meets or fails to meet the legal criteria mentioned above].

### **4. Conclusion**

Based on the foregoing, I [Recommend/Do Not Recommend] proceeding with the formal application to the Board of Zoning Appeals. Please note that this opinion is based on current laws and does not guarantee a specific outcome from the presiding regulatory body.

Sincerely,

[Attorney Signature]  
[Attorney Name]  
[Law Firm Name]