



BOARD OF ADJUSTMENTS VARIANCE APPLICATION

OFFICE USE ONLY

Date Received in Office: _____ Fee: \$300.00 Receipt # _____ Application # _____

Meeting scheduled for: _____ at 12:00 P.M. in the County Commission Chambers.

BOA APPROVED: YES _____ NO _____

Uintah County Code Chapter 17.10 Variance Applications

All rules and regulations of the Board of Adjustment Ordinance must be met and followed for approval of a Variance Request. There shall be no presumption of approval of any aspect of the process. An application will not be accepted if not complete. All sections of the application must be filled out and correct information provided. A Board of Adjustments application requires: a description of the requested variance, together with a designation of that ordinance provision from which relief is being requested, a plat map from the County Recorder's Office, and a detailed site plan which includes: the property being considered, the locations of existing buildings, roads, how the variance will be applied, and its effect upon adjacent properties.

Applicant's Name: _____

Property Address: _____

Property Tax ID(s): _____ ZONE: _____

Mailing Address: _____

Phone: _____ Email: _____

THIS APPLICANT REQUESTS:

_____ A SPECIAL EXCEPTION AS PERMITTED BY THIS ZONING ORDINANCE

_____ A VARIANCE: _____ LOT SIZE _____ SETBACKS _____ FRONTAGE _____ OTHER

1. CLARIFY YOUR CHOICE OF APPEAL MADE ABOVE. STATE THE FACTS FULLY, USE ADDITIONAL SHEETS IF NECESSARY.

2. WHAT ARE THE SPECIAL OR UNIQUE CHARACTERISTICS OF THE PROPERTY THAT JUSTIFY THE GRANTING OF A VARIANCE?

3. HOW DO YOU FEEL YOU COMPLY WITH ALL THE STATE REQUIREMENTS (SEE ATTACHED PAPER).

I, AS AN APPLICANT TO THE BOARD OF ADJUSTMENT OF UINTAH COUNTY, UTAH, DO HEREBY CERTIFY THAT ALL INFORMATION LISTED ON THIS APPLICATION IS TRUE AND DO HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION WILL RESULT IN THE REVOCATION OF ANY VARIANCE GRANTED.

DATE

SIGNATURE OF APPLICANT

Utah State Code 17-27a-702 Variances.

(1) Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the applicable appeal authority for a variance from the terms of the ordinance.

(2) (a) The appeal authority may grant a variance only if:

(i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;

(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

(iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and

(v) the spirit of the land use ordinance is observed and substantial justice done.

(b) (i) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:

(A) is located on or associated with the property for which the variance is sought; and

(B) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

(ii) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.

(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:

(i) relate to the hardship complained of; and

(ii) deprive the property of privileges granted to other properties in the same zone.

(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.

(4) Variances run with the land.

(5) The appeal authority may not grant a use variance.

(6) In granting a variance, the appeal authority may impose additional requirements on the applicant that will:

(a) mitigate any harmful affects of the variance; or

(b) serve the purpose of the standard or requirement that is waived or modified.