

**SAN JUAN COUNTY  
PLANNING COMMISSION**

**APPLICATION FOR A VARIANCE**

(Application Fee is Non-refundable)

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Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Date Received: \_\_\_\_\_

Tax No. \_\_\_\_\_ Zone \_\_\_\_\_ Received By: \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt# \_\_\_\_\_

County Address: \_\_\_\_\_

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Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner's Name (if different from applicant): \_\_\_\_\_

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As part of the application, the applicant is required to submit:

1. A plot plan which shows the property boundaries and the location of existing and proposed buildings and land used within those boundaries, and buildings on adjoining lots which are within 200 feet of applicant's property line.
  2. A list of names and addresses of all abutting property owners.
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**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

1. Is the variance requested one which the Planning Commission is empowered to grant?  
\_\_\_\_\_ Yes \_\_\_\_\_ No
  - a. If yes, check which type:
    - Reduction in width
    - Reduction in area
    - Reduction in side yard distance
    - Reduction in front setback
    - Reduction in rear setback
    - Other (state type) \_\_\_\_\_

Note: Changes in use cannot be authorized by variance proceedings.

b. State the section of the ordinance where the requirement you want varied is found: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. State the details of the variance, including the amount of variance requested, the present land use, the changes in land use if the variance is granted, and any other factors involved: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Are you, the applicant, the owner, lessee, or holder of some other beneficial interest in the subject property? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, state the specific interest you have. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Will the literal enforcement of the width, area, side yard, or setback requirement of the ordinance produce needless hardships? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Have you been denied a building permit, zoning clearance or zoning compliance permit for the subject use and property? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, state the date of denial \_\_\_\_\_ and attach a photocopy of the document denying the permit or clearance.

5. Is the hardship located on or associated with the circumstances of the property such as difficulties with width, area, shape, topography, or geographic setting) but not associated with a personal or financial problem unrelated to the real estate? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Is the lot's topography, geographic setting, or other site characteristics peculiar, rather than a condition general to the neighborhood? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, explain how: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Were the difficulties and hardships that pertain to the property's width, area, shape, etc., created by an act of the applicant or other party after the effective date of the ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If no, explain why: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Is the use (house, barn, gravel pit, etc.) which will be allowed if the variance is granted which is specifically permitted in the zone? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, state section number \_\_\_\_\_ and describe the use \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Will granting the variance be compatible with the express purposes and spirit of the land use ordinance and assure that substantial justice is done? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, explain how \_\_\_\_\_

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10. Will granting this appeal run contrary to public health, safety, and welfare or be contrary to the general plan? \_\_\_\_\_ Yes \_\_\_\_\_ No. If no, explain how: \_\_\_\_\_

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11. Will granting the variance constitute a special grant of privilege not enjoyed by other properties in the zone? \_\_\_\_\_ Yes \_\_\_\_\_ No. If no, explain why: \_\_\_\_\_

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12. Is granting the variance necessary to preserve the substantial property rights of the applicant? \_\_\_\_\_ Yes \_\_\_\_\_ No. If yes, explain why: \_\_\_\_\_

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13. Will the variance be the minimum amount in order to give the necessary relief required? \_\_\_\_\_ Yes. \_\_\_\_\_ No. If yes, explain why: \_\_\_\_\_

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14. State any other details about this appeal which you want the Planning Commission to be aware of: \_\_\_\_\_

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15. To the best of my knowledge, the above information is accurate and complete.

\_\_\_\_\_  
Signature of Applicant

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(ATTACH ADDITIONAL SHEETS IF NECESSARY)