

**CITY OF GREGORY  
REQUEST FOR VARIANCE**

Date: \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Street Address: \_\_\_\_\_

Location & Legal Description of Property: \_\_\_\_\_

Present Zoning of Property: \_\_\_\_\_ Present Use of Property: \_\_\_\_\_

**REASONS FOR REQUEST FOR VARIATION**

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

1. What characteristics of your property prevent its being used for any of the uses permitted in your zone? Too narrow \_\_\_\_\_ Too Small \_\_\_\_\_ Too Shallow \_\_\_\_\_ Elevation \_\_\_\_\_ Slope \_\_\_\_\_ Shape \_\_\_\_\_ Soil \_\_\_\_\_ Subsurface \_\_\_\_\_ Other (specify) \_\_\_\_\_
  
2. Describe the items checked, giving dimensions where appropriate.  
\_\_\_\_\_
  
3. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance? \_\_\_\_\_
  
4. Are the conditions of your property the result of man-made changes (such as the relocation of a road or highway?) \_\_\_\_\_? If so, describe \_\_\_\_\_
  
5. Which of the following types of modifications will allow you a reasonable use of your land?  
Change in setback requirement \_\_\_\_\_ Change in lot coverage requirement \_\_\_\_\_  
Change in yard restriction \_\_\_\_\_ Change in height requirement \_\_\_\_\_  
Change in area requirement \_\_\_\_\_
  
6. State the variation requested, give distances where appropriate: \_\_\_\_\_  
\_\_\_\_\_
  
7. Are the conditions of hardship for which you request a variation true only of your property? \_\_\_\_\_  
If not, how many other properties are similarly affected? \_\_\_\_\_  
\_\_\_\_\_
  
8. Names and addresses of adjacent property owners. (Attach additional sheet if necessary).

9. Attach a scaled accurate drawing of the site and surrounding of the site and surrounding area of at least 300 feet from each boundary.

10. Can survey pins be found on property? \_\_\_\_\_ If survey pins cannot be found, a survey will be needed and paid for by applicant.

I, hereby swear under penalty of perjury that the information contained in the foregoing Variance Application and all the attachments is true and correct.

\_\_\_\_\_  
(Applicant Signature)

**PLANNING & ZONING COMMISSION USE ONLY**

Date Filed: \_\_\_\_\_ Date Set For Hearing: \_\_\_\_\_ Fee \$ \_\_\_\_\_

The board shall base its findings on evidence presented in the application, comments received from adjacent property owners and the following conditions before it may approve a request for a variance.

- a) The particular surroundings or the topographic condition of the property would result in undue hardship.
- b) The variance request is not based on a desire for economic or other grains.
- c) The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.
- d) The variance shall not be detrimental to the public welfare or injurious to other properties in the area.
- e) The variance shall not be contrary to the interest and purpose of this ordinance.
- f) Conditions are unique to the property.

In light of the evidence presented at the hearing on this case and in conformity with the requirements of the Zoning Ordinance, a variance is:

\_\_\_\_\_ Denied \_\_\_\_\_ Granted

Granted Subject to the Following Requirements: \_\_\_\_\_

\_\_\_\_\_. 20\_\_\_\_.

(Date)

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

**CITY OF GREGORY USE ONLY**

The above request for a variance is hereby approved.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature – City Representative