

City of Toquerville
**BOARD OF ADJUSTMENT/ VARIANCE
APPLICATION**
Fee \$550.00



NOTICE: Public Notice is required for all Board of Adjustment Applications. This requires at least 16 days prior notification to the City Office in order to publish the request in the local newspaper 14 days prior to the public hearing, along with required 14 day signage on the property. The Board of Adjustment meets on the third Thursday of the month as necessary.

Applicant: _____

Address of Subject Property: _____

Mailing Address: _____

Property Tax ID# _____

Phone: _____ Email: _____

Business License(s): Toquerville City Business License: _____

Current Zoning: _____

In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under State Code, the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship:

1. Is located or associated with the property for which the variance is sought;
2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood;
3. May not be self-imposed or economic;
4. Special circumstances relate to the hardship complained of; and
5. Deprive the property of privileges granted to other properties in the same zone

Answer the following questions to the best of your knowledge, using a separate sheet of paper if necessary.

- What is the reason you are seeking a variance? _____
- From what section of the Zoning Ordinance are you requesting a variance? _____
- Describe the hardship you will incur if the variance is not granted _____

- Describe how this property is different from other properties in the vicinity _____

- Describe what benefit other properties in the vicinity with similar zoning have that this property will not have without a variance _____

- Describe why a variance will not deviate from the purposes of the Toquerville City General Plan _____

 - If there have been any previous variance requests on the subject property, state the nature of the request and whether the variance was granted or denied _____

 - State any other details about this appeal which you want the Board of Adjustment to be aware of _____

- Attach a scaled plot plan indicating property lines, existing buildings, and distances from buildings to property line, proposed building with distance to property lines and existing buildings.

I hereby certify that all representations made and materials submitted with this application, including the fact of ownership of the subject property, are true and correct to the best of my knowledge.

Applicant's Signature: _____ Date: _____

Purpose of Zoning Ordinance:

1. To encourage and facilitate orderly growth and development in the area;
2. To promote safety from fires, floods, traffic hazards and other dangers;
3. To promote sanitation and health of the inhabitants;
4. To discourage undue scattering of population and unnecessary expenditures of the monies for excessive streets, water and sewer lines, and other public requirements;
5. To stabilize and improve values;
6. To protect the residents for objectionable noise, odor, dust, fumes, and other deleterious substances or conditions;
7. To promote a more attractive and wholesome environment.

Staff Use Only:

Date Received _____ Hearing Date/Time: _____

Publication Date _____ Signage Date _____ Clerk Initial _____

Board of Adjustment Decision: Request Approved: _____ Request Denied: _____

Signature, Board of Adjustment Chair: _____ Date: _____