SUPPLEMENTAL APPLICATION FOR VARIANCE

If you apply for a Variance, you must respond to all of the following five findings prior to the filing of a case. These findings are required statements that serve as the legal basis for approving a project by Planning Commission or the City Council.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to its intended use which do not apply generally to other property in the same zoning district and neighborhood.

2. That such a variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same zoning district and neighborhood.

3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvements in the zoning district and neighborhood in which the property is located.

4. That the granting of such a variance will not be contrary to the objectives of the Master Plan.

5. That the granting of the variance will not authorize a use or activity which is not otherwise expressly authorized by the zone regulations governing the parcel of property.