

City of Hagerman

Planning and Zoning Commission
P.O. Box 158
Hagerman, Idaho 83332

APPLICATION FOR VARIANCE

Person to notify regarding the application: _____ Phone: _____

Applicant/Representative:

Name: _____

Address: _____

Phone: _____

Property Owner of Record:

Name: _____

Address: _____

Phone: _____

REQUIREMENTS:

Application Non-refundable Fee: \$500.00

1. **Attach a copy of deed showing ownership and full legal description**

Property Address: _____

Lot Dimensions: _____

Legal Description: _____

2. **Zone:** _____

3. **Description of existing land use:** _____

4. **What is the nature of the variance requested?:** _____

5. ☐ **PROPERTY OWNERS:** Provide a list of property owners located within 300 feet from the property lines of the applicant's external boundaries of the land being considered. Information can be obtained from the Gooding County Assessor's Office and online through Gooding County, Idaho Parcels Information System.

6. ☐ **SITE PLAN:** A site plan drawn to scale showing the property that is under consideration and location of all improvements and the specific information concerning the requested variance.

Please also include on the site plan:

- a. Legal description and/or record of survey for the property and a vicinity map and North arrow
- b. Property lines and lot dimensions and building setbacks from property lines
- c. Right-of-way details including access, easements, utilities, drainage, wastewater, right-of-way to be dedicated
- d. Location of new and existing structures and distance between them

7. ☐ **NARRATIVE:** A narrative statement demonstrating that the requested variance conforms to the standards by including answers to the following questions:

- a. Will the granting of the variance be in conflict with the spirit and intent of the comprehensive general plan for the city and will it effect a change in zoning?
- b. Are there exceptional or extraordinary circumstances or conditions, applicable to the property involved, or the intended use which do not apply generally to the property or class of use in the district, so that a denial of the relief sought will result in:
 - Undue loss of value of the property
 - Inability to preserve the property rights of the owner
 - The prevention of reasonable enjoyment of any property right of the owner
- c. Will the granting of such relief be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment of such property or improvement?
- d. Do special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?
- e. Would a literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance?
- f. Would special conditions and circumstances result from the action of the applicant?
- g. Would granting the variance requested confer upon the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

8. ☐ **Affidavit of Legal Interest:**

If you are representing the owner of the property in question, a notarized Affidavit of Legal Interest must accompany the application.

The Administrator reserves the right to not officially accept this application until a total review is accomplished and all required information is submitted. The date of the public hearing will be established by the Administrator upon acceptance of the completed application.

Under no circumstances shall the Commission grant a variance to allow a use not permissible under the terms of this Ordinance in the zoning district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said zoning district.

Dated this _____ day of _____, 20_____

I hereby certify that the above statements are true and accurate to the best of my knowledge.

Signature

Dated

Please Print Name (s)