



Variance

OFFICE USE ONLY

Petition No.

Date Received:

Reviewed By:

SALT LAKE CITY PLANNING

Address of Subject Property:

Project Name:

Name of Applicant:

Phone:

Address of Applicant:

E-mail Address of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

Name of Property Owner:

Phone:

E-mail Address of Property Owner:

Cell/Fax:

County Tax ("Sidwell #"):

Zoning:

Existing Property Use

Proposed Property Use

Please include with the application:

1. Printed address labels for all property owners within 85 feet, or within 300 feet if new construction of a principal building is involved. Do not include streets when measuring the notification distance. Address labels are available at the Salt Lake County Records Office, 2001 South State Street, #N1600. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
2. A site plan drawn to scale at a minimum of 1:20 identifying all property lines, structures (including primary and accessory structures) fences, rights-of-way, and their respective distances from property lines.
3. An elevation drawing to scale showing all elevations of existing and proposed structures.
4. When the variance involves building height, a streetscape plan showing the height of the buildings on both sides of the street to the nearest intersection.
5. When the variance involves grade changes, a topographic drawing prepared by a licensed surveyor must be included. The existing topography must be shown in dashed lines at two foot intervals and the proposed grade must be shown in solid lines at two foot intervals. All retaining walls must be identified and the height must be shown on the plan relative to the proposed grades. Retaining walls must be designed by a structural engineer licensed to practice in the State of Utah.
6. When a variance request involves setbacks, height, or grade changes, a complete landscape plan must be provided. Plans must include landscape design and must identify all species and caliper of proposed trees.
7. Complete written answers to questions accompanying this application.
8. One (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
9. **Filing fee of \$332.22, plus the cost of first class postage is due at time of application.**

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

File the complete application at:

Salt Lake City Buzz Center
451 South State Street, Room 215
Salt Lake City, UT 84111
Telephone: (801) 535-7700

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

Signature of Property Owner _____
Or authorized agent

Please provide the following information. Use additional sheets, if necessary

Describe your proposed construction and specifically how it would not meet the zoning ordinance.

Cite the zoning ordinance that prevents your proposed construction from meeting the zoning requirements.

What special circumstances associated with the subject property prevent you from meeting the zoning requirements? ****Reasons for your variance request may not be economic****

Explain how the literal enforcement of this Zoning Ordinance causes an unreasonable hardship that is not necessary in carrying out the general purpose of this Zoning Ordinance.

Explain what special circumstances exist on the subject property, which do not generally apply to other properties in the same zoning district. The law requires that the Board of Adjustment identify a property-related hardship before granting a variance. For example, size, grade of lot, etc.

Explain how this variance will be essential to the enjoyment of a substantial property right possessed by other properties in the same zoning district.

Would the variance uphold the general zoning plan and not negatively affect the public interest?

No Yes

Please explain your reasoning.

8. Explain how this variance will observe the spirit of this Zoning Ordinance and City Master Plan.

9. Any other information deemed necessary by the Zoning Administrator

VARIANCE REQUEST

WHAT IS A VARIANCE REQUEST

The Salt Lake City Zoning Ordinance defines a variance as a reasonable deviation from provisions of the ordinance regulating the size, area, bulk or location of a building or structure on a lot. Variances are intended to provide relief to property owners in cases where the ordinance imposes undue hardship or practical difficulties to the property owner in the use of land. The hardships must not have been created by the actions or omissions of the landowner, or a previous landowner.

STANDARDS FOR A VARIANCE

1. General standards:
 - a. Literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purposes of the ordinance.
 - b. There are special circumstances attached to the property that do not generally apply to other property in the same zoning district.
 - c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property owners in the same district.
 - d. The variance will not substantially affect the general plan of the City and will not be contrary to the public interest; and
 - e. The spirit of the Zoning Ordinance is preserved and substantial justice done.
2. Circumstances peculiar to the property:
 - a. The alleged hardship is related to size, shape or topography of the property for which the variance is sought; and
 - b. The alleged hardship comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
3. Self-imposed or economic hardship: The Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.
4. Special Circumstances:
 - a. The special circumstances relate to the alleged hardship; and
 - b. The special circumstances deprive the property of privileges granted to other properties in the same zoning district.

PROCESS

1. The applicant submits an application, with all the required information and fees, to the Zoning Administrator.
2. The Zoning Administrator will prepare a staff report evaluating the variance.
3. The Board of Adjustment will hold a public hearing. At the close of the public hearing, the Board of Adjustment shall render its decision, granting, granting with conditions, or denying the variance.

For additional information on variances, please refer to Chapter 21A.18 of the Salt Lake City Zoning Ordinance. It is recommended that the petitioner meet with the Zoning Administrator prior to submitting a request. The office of the Zoning Administrator is located at 451 South State Street, Room 406 or call (801) 535-7757.