

Minidoka County Community Development

APPLICATION FOR VARIANCE

CITY OF JURISDICTION OR AREA OF IMPACT(if applicable): _____

APPLICANT INFORMATION

NAME: _____ TELEPHONE (WORK): _____

ADDRESS: _____ TELEPHONE (HOME): _____

CITY: _____ STATE: _____ ZIP CODE: _____

PROPERTY INFORMATION

OWNER: _____

LOCATION: _____ ZONING DISTRICT: _____

DESCRIPTION OF EXISTING USE: _____

APPLICATION IS TO PERMIT: _____

LEGAL DESCRIPTION (or attach): _____

NECESSARY ATTACHMENTS

FEE: A non-refundable fee of \$250.00 shall accompany this completed application. Applicant will be billed for any additional costs above and beyond the initial fee or deposit, accrued by the County involving publication and notification of the public hearing as well as any other direct costs involved with the application for the Variance.

VICINITY

MAP: A vicinity map showing property lines and dimensions, roads, easements and existing land use of all adjoining property.

PLAN

DRAWING: A plan of the proposed site for the Variance use showing the location of all buildings, parking and loading areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signs and yards. If the Variance use is for a Home Occupation a floor plan shall also be included.

NARRATIVE

STATEMENT:A narrative statement that includes the following information:

1. A detailed description of the proposed use or special application.
2. The reasons for requesting the Variance.
3. Evaluation of the impact of the proposed use or special application on surrounding property, the City, the area and the population in general.

I certify that all the information I have submitted is true and correct. Any false information will result in the invalidation of this application.

DATE: _____ **APPLICANT SIGNATURE:** _____

DATE: _____ **OWNER SIGNATURE:** _____

NOTE: If there is more than one owner include attachment with all the owners' consent and signatures.

The Zoning Administrator reserves the right to not officially accept this application until all the required information is submitted and complete. The date of the public hearing will be set after acceptance of a completed application.

DATE ACCEPTED: _____ **BY:** _____

POINTS OF EVALUATION FOR DETERMINING THE GRANTING OF A VARIANCE:

1. Will the request in fact constitute a legitimate need or hardship and meet the criteria of a legitimate variance as established in the Minidoka County/Cities Zoning Ordinance and the Idaho State Code.
2. Will the proposed variance be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and the Zoning Ordinance.
3. Will the facilities be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. Will the variance be hazardous or create a disturbing situation to existing or possible future neighboring uses.
5. Will the facilities have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
6. Will the proposed variance result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. Will the granting of the proposed variance confer on the applicant any special privileges that is denied by this Ordinance to other lands, structures or buildings in the same district.
8. Is the need of a variance the result of special conditions and circumstances that were created by actions of the applicant.
9. If the variance is for a reduction of the required setbacks from any county road, has written approval been previously obtained from the Minidoka County Highway District Board of Commissioners.

NOTICE: *“Idaho law prohibits members of any Planning and Zoning Commission or members of any City Council or Board of County Commissioners from talking to applicants or interested parties about planning and zoning matters outside of public hearings. Those hearings include: requests for change of zoning, zoning ordinance amendment, zoning variance, special use permit, approvals for subdivisions or any other decisions to be made by them concerning Zoning and Subdivision applications of any kind where a public hearing is required pursuant to Idaho Code Section 67-6509. If the applicant or any other interested parties contact any members of these bodies outside the formal hearing process the application may by law be rejected.”*