



Established 650 A.D. Settled 1880 Incorporated 2018

Town of Bluff 190 N. 3rd E., Office #1, PO Box 324, Bluff, UT 84512 www.townofbluff.org

APPLICATION FOR A VARIANCE

For information to complete this application, please refer to the Variance Ordinance for the Town of Bluff: 2022-4-1. Application Fee is Non-refundable. Applications must be received by Wednesday at 5pm MTN two (2) weeks prior to the regularly scheduled Planning and Zoning Commission meeting to be considered at that meeting

Section _____ Township _____ Range _____ Tax No. _____ Zone _____
Physical Address: _____

Date Received: _____ Received By: _____
Hearing Date: _____ Fee Paid: _____ Receipt# _____

Applicant's Name: _____ Phone: _____

Mailing Address: _____ Fax: _____

Email Address: _____

Property Owner's Name (if different from applicant): _____

As part of the application, the applicant is required to submit:

1. A plot plan which shows the property boundaries and the location of existing and proposed buildings and land used within those boundaries, and buildings on adjoining lots which are within 200 feet of applicant's property line.
2. A list of names and addresses of all abutting property owners.

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!

Note: Changes in use cannot be authorized by variance proceedings

1. Is the variance requested one which the Planning Commission is empowered to grant?
Yes No

a. If yes, check which type:

- Reduction in width
- Reduction in area
- Reduction in side-yard distance
- Reduction in front setback
- Reduction in rear setback
- Other (state type) _____

b. State the section of the ordinance where the requirement you want varied is found:

c. State the details of the variance, including the amount of variance requested, the present land use, the changes in land use if the variance is granted, and any other factors involved:

2. Are you, the applicant, the owner, lessee, or holder of some other beneficial interest in the subject property? Yes No
If yes, state the specific interest you have:

3. Will the literal enforcement of the width, area, side yard, or setback requirement of the ordinance produce needless hardships? Yes No
If yes, explain:

4. Have you been denied a building permit, zoning clearance or zoning compliance permit for the subject use and property? Yes No If yes, state the date of denial _____
and attach a photocopy of the document denying the permit or clearance.

5. Is the hardship located on or associated with the circumstances of the property such as difficulties with width, area, shape, topography, or geographic setting) but not associated with a personal or financial problem unrelated to the real estate? Yes No
If yes, explain:

6. Is the lot's topography, geographic setting, or other site characteristics peculiar, rather than a condition general to the neighborhood? Yes No
If yes, explain how:

7. Were the difficulties and hardships that pertain to the property's width, area, shape, etc., created by an act of the applicant or other party after the effective date of the ordinance? Yes No
If no, explain why:
8. Is the use (house, barn, gravel pit, etc.) which will be allowed if the variance is granted which is specifically permitted in the zone? Yes No If yes, state section number _____ and describe the use:
9. Will granting the variance be compatible with the express purposes and spirit of the land use ordinance and assure that substantial justice is done? Yes No
If yes, explain how:
10. Will granting this appeal run contrary to public health, safety, and welfare or be contrary to the general plan? Yes No
If no, explain how:
11. Will granting the variance constitute a special grant of privilege not enjoyed by other properties in the zone? Yes No
If no, explain why:
12. Is granting the variance necessary to preserve the substantial property rights of the applicant? Yes No
If yes, explain why:
13. Will the variance be the minimum amount in order to give the necessary relief required? Yes No
If yes, explain why:

14. State any other details about this appeal which you want the Planning Commission to be aware of:

(ATTACH ADDITIONAL SHEETS IF NECESSARY)

By signing this application, the undersigned certifies that he/she/they have read and understand the submittal requirements of the Town's land use code. Please note: If the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision the Planning Commission may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.

Applicant: _____ Date: _____
Signature

Property Owner: _____ Date: _____
Signature

OFFICE USE ONLY

Planning & Zoning Signature:	
Date Received:	Date Approved:
Attachments:	
Comments:	