



PLANNING &
CODES

Application for Plat Variance

Variance Request: _____

Fee - \$400.00

Subdivision Name: _____ Date Submitted: _____

Applicant: _____

Mailing Address: _____ City/State/Zip: _____

Email Address: _____ Phone number: _____

Record Owner of Property*: _____

Mailing Address: _____ City/State/Zip: _____

Email Address: _____ Phone number: _____

Address or General Location: _____

Property ID(s): _____ Site Acreage: _____

Total # of Lots: _____ Residential _____ Non-Residential _____ City _____ ETJ

Criteria for Approval

1. That there are special or unique circumstances or conditions affecting the land involved such that the strict application of the subdivision regulations would deprive the applicant of the reasonable use of the land;
2. That the granting of the variance will not be detrimental to the public health, safety, welfare, or injurious to other property in the area;
3. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision regulations. Such findings of the Planning & Zoning Commission, together with the specified facts upon which such findings are based, shall be incorporated into the official minutes of the Planning & Zoning Commission meeting at which such variance is granted. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute hardship;
4. No variance shall be granted to the required public improvements set out in Chapter 4 of the Unified Development Code;
5. Authorization for a variance under the conditions set forth herein shall require an affirmative vote by two-thirds of the Planning & Zoning Commission members.

Fee:	Received by:	Date:
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***Note: The Applicant must provide a signed “Legal Authorization by Property Owner” from the owner, when submitting this application**