



**CITY OF CASCADE
PLANNING & ZONING**
P.O. BOX 649
CASCADE, ID 83611

| For City Use Only |
|-------------------|
| Date Received: |
| Application Fee: |
| Receipt Number: |

APPLICATION FOR VARIANCE

GENERAL INFORMATION

1. Applicant

Name: _____ Telephone: _____

(home address)

Relationship to affected property (please check one):

Owner Purchaser Lessee Other (explain below)

2. Owner of Affected Property (if other than applicant)

Name: _____ Telephone: _____

(home address)

3. Location of Affected Property: _____

Legal Description: _____
(subdivision) (block) (lot)

INFORMATION ON REQUESTED VARIANCE

4. **Proposal:** The applicant proposes the following use and/or construction for the above-described property:

5. **Reason(s) for Variance Request:** _____

Give a narrative statement demonstrating that the requested variance conforms to the following standards:

- That special conditions and circumstances peculiar to the land, structure, building involved or use, which are not applicable to the other lands, structures, buildings or uses in the same district exist.
- That special conditions and circumstances do not result from any action of the applicant.
- That granting the variance will not confer any special privileges that are denied by this Chapter to other lands, structures, building or uses in the same district, and
- That denial of the variance will cause undue hardship upon the applicant.

THE FOLLOWING INFORMATION MUST BE COMPLETE AND ATTATCH TO THE LAND USE APPLICATION:

- ❖ Site Plan: Accurate site plan, drawn to scale showing the relationship of the property to the surrounding area.
- ❖ The location of adjoining property, with property owner’s names listed on their respective parcels.
- ❖ The mailing addresses of all property owners adjoining the subject property.

NOTICE TO THE APPLICANT

This application must be submitted to the Deputy City Clerk accompanied by a filing fee of \$150. The applicant will also be billed for mailing and legal publication costs.

This application will be referred to the Planning and Zoning Commission for its consideration. The Planning and Zoning Commission will hold a public hearing on the application.

Notice of public hearing will be published in the Star News, 15 days prior to the hearing. Hearing notices will also be mailed to all adjoining property owners. You will be given notice of the public hearing and should be present.

Recommendation by the Commission for granting or denying the application will be forwarded to the City Council for their action. You will be notified, in writing, of the Commission’s recommendation.

LOCAL PLANNING ACT

“A variance is a modification of the requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. **A variance shall not be considered a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.**”

Signature of the Applicant: _____

Date: _____