

Appeal or Variance Review Text Sheet

Washington County Land Use Authority
197 E. Tabernacle, St. George, Utah 84770
Phone: (435) 634-5701 Fax: (435)986-3346

FOR OFFICE USE ONLY

Receipt # _____

Amount \$ _____

Date Received _____

CONTACT PERSON FOR PROJECT OF THOSE LISTED ON THE APPLICATION FORM:

Type of Appeal or Variance Requested: Staff Review _____

Land Use Authority Review _____

County Commission Appeal _____

Parcel ID# _____ Specific Address _____

The applicant shall submit the following information to the above: *[All information will be required at or before the staff meeting, which is held in the Planning Conference Room, at 9:30 a.m. on the 1st Tuesday of each month]*

Please include with the appeal request (Land Use Authority or County Commission): **\$500.00**

Notice of appeal must be commenced with ten (10) calendar days of the adverse order.

- a) Written notice must indicate the decision appealed from;
- b) Identify the parties making the appeal;
- c) Include a list containing the names and addresses of adjoining property owners within 500' radius of property affected.

Please include with the application (Staff approval): **\$150.00**

Reviews and approves minor variances:

- a) Building setbacks and distances from lot lines or other buildings;
- b) Building heights;
- c) Fence adjustments; or
- d) Other similar requests.

Please include with the application (Land Use Authority Approval): **\$250.00**

Variances of any kind except those listed for the Land Use Authority staff review.

- a) Include a list containing the names and addresses of adjoining property owners within 500' radius of property affected.

Review item at staff meeting and schedule a time to attend the Land Use Authority Meeting.

1. Site plan, drawn to scale and showing all proposed and existing buildings, fences, landscaping, parking, loading areas, etc. (CD electronic filing if available)
2. Topography for irregular sites and drainage.
3. Current deed showing ownership. If applicable, deed showing it was a lot of this size prior to 1992; or a deed showing lot of this size prior to 1972, having "grand fathered" status.
4. Proof of access.

Legal Description of property where variance is requested:

Reason for requesting variance: *(17-27-707 Utah State Code - Variances: The statute requires that the applicant show, at a minimum, that the variance would not substantially affect the comprehensive zoning plan; that there are special conditions with regard to the property; that unnecessary hardship would result if the variance were not granted; and that substantial property rights enjoyed by other property in the area would be denied. The applicant must show that the property itself contains some special circumstance that relates to the hardship complained of and that granting a variance to take this into account would not affect the zoning plan.)*

This request would comply with the above conditions for the following reasons:
(Use back of sheet if necessary.)

Other information requested by the Planning Staff or Commission [Use this sheet or add sheets if necessary.]

(Variances that are granted may be required to be recorded with the deed in order that the nature of the variance, and any conditions imposed with the variance, will run with the land and will be a continuing obligation of all subsequent landowners.)

There must be representation at the Land Use Authority meetings held on the 2nd Tuesday of each month, beginning at 1:30 p.m., in the Commission Chambers of the Washington County Administration Building.