



Variance Application

City of Federal Heights
Community Development Department
2380 W. 90th Avenue
Federal Heights, Colorado 80260

Variance Application Fee: \$200.00

Section A: Project and Site Information

Name of Project or Business:

Street Address or Location of Project or Business:

General Description of Application:

Primary Project Contact: Name,

Title

Phone Number: (xxx) xxx-xxxx

Section B: Applicant Information

Name of Applicant:

Phone Number: (xxx) xxx-xxxx

Address of Applicant:

City

State

Zip

Section C: Property Owner Information Same as Applicant

Name of Owner:

Phone Number: (xxx) xxx-xxxx

Address of Owner:

City

State

Zip

Section D: Zoning Standard Applicant is Requesting to Vary:

List Zoning Standard that the applicant would like to vary, describe how the applicant would like to vary that standard and why. Include maps of the property and show existing distances between structures and property lines as needed to explain the hardship.



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Section E: Demonstration of Hardship

The board of adjustment shall have the power to authorize, upon appeal in specific cases, such variances from the terms of this chapter as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this chapter will result in unnecessary hardship. Every variance authorized hereunder shall not be personal to the applicant therefor, but shall be transferable and shall run with the land. No variance shall be authorized hereunder unless the board of adjustment shall find that all of the following conditions exist:

- (1) That the variance will not authorize the operation of a use other than those uses specifically enumerated as used by right for the district in which is located the property for which the variance is sought.
- (2) That owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this chapter will result in unnecessary hardship.
- (3) That the circumstances aforesaid were not created by the owner of the property or his predecessors and are not due to, or the result of, general conditions in the district in which the property is located.
- (4) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
- (5) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
- (6) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought.
- (7) That the variance will not weaken the general purposes of this chapter or the regulations established for the specific district.
- (8) That the variance will be in harmony with the spirit and purposes of this chapter.
- (9) That the variance will not adversely affect the public health, safety or welfare.

1. Will the variance authorize the operation of a use not allowed in the district?	YES	NO
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2. How will literal enforcement of the zoning code result in an unnecessary hardship?

3. Describe in detail how the circumstances associated with this variance are unique to the property, and were not created by the property owner or a previous property owner.

4. Describe in detail how the literal enforcement of the code does not yield a reasonable return in service, use or income when compared to adjacent conforming properties.



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5. Describe in detail how the granting of this variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

6. Describe how the granting of this variance will not alter the essential character of the district.

7. Describe how the granting of the variance will not weaken the general purposes of the zoning chapter or the regulations established for the district.

8. Describe how the granting of this variance is in harmony with the spirit and purpose of the zoning code.

9. Describe how the granting of this variance will not adversely affect public health, safety and welfare.

Section D: Property Owner's Signature

My signature below indicates that I have read and understand the criteria required for obtaining a variance from the Board of Adjustment and I certify that the above statements are true and accurate to the best of my knowledge.

Property Owner's Signature

Date of Application

X _____