



Application No. _____
(For City Use Only)

VARIANCE APPLICATION TO THE ZONING ADMINISTRATOR

Application for property located at : _____

Date : _____ Current zone: _____

Property Owner: _____ Phone No.: _____
(Current property owner must sign application)

Email: _____ Fax: _____ Cell No. _____

Mailing Address : _____ Zip Code: _____

Developer/Agent: _____ Phone No.: _____

Email: _____ Fax: _____ Cell No. _____

Mailing Address: _____ Zip Code: _____

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY AND AFFIDAVIT OF
PROPERTY OWNERSHIP MUST BE ATTACHED**

Please provide a brief description of the variance requested. If necessary, a separate sheet may be attached.

Please refer to Chapter 5 of the Farmington City Zoning Ordinance for further information.



ZONING ADMINISTRATORS DETERMINATION OF VARIANCE INFORMATION SHEET

(Taken from Chapter 5 of the Zoning Ordinance)

The Zoning Administrator may decide certain matters as designated by the Board of Adjustment, consistent with guidelines established by this chapter, State Law, and rules adopted by the Board. Pursuant to that authority, the Zoning Administrator may decide all cases which are routine in nature, uncontested, do not impact on the character of the neighborhood, or are primarily brought about as a result of recent changes in the Zoning Ordinance which create a large number of nonconforming structures or uses. The specific types of decisions the Zoning Administrator is authorized to make shall include:

1. Variances to setback requirements in which the proposed reduction is not more than twenty-five percent (25%) of the normal required setbacks.
2. Variances to parking requirements where a reduction in the number of parking spaces is not more than ten percent (10%) of the normal requirement.
3. Determination of a nonconforming use which can be verified by substantial evidence. Substantial evidence, for the purpose of this Section, shall mean official documents such as written correspondence from a public body or agency, receipts, permits, tax notices, or other property information which may establish the truth of the matter asserted by the applicant.
4. Consider additions or alterations to existing buildings or structures which are nonconforming as to yard regulations provided the addition follows the existing wall lines and does not increase the extent of the nonconformity.
5. Consider a change in status of a nonconforming use to a less intense use than that which exists.
6. Final review and approval of plans where the Board has required that a final plan be submitted which includes all requirements imposed by the Board as conditions of granting an approval.

Variations from the provisions of the Zoning Ordinance can only be granted if it can be shown that due to special conditions the literal enforcement of the ordinance would result in undue hardship to the property owner. Special conditions that warrant a variance should apply to a specific parcel of property and may include such things as exceptional narrowness, shallowness, or shape of the property; exceptional topographic conditions or other extraordinary and exceptional situations or conditions. In granting a variance, the Zoning Administrator may establish any conditions he feels are necessary to carry out the intent of the Zoning Ordinance.

Appeals

Appeals may be made to the Board of Adjustment by the City or any person aggrieved by a final decision, determination, or requirement of the Zoning Administrator within 15 days of the action or decision being appealed in compliance with the standard set forth in section 11-5-106 of the Zoning Ordinance.