



Planning and Zoning Commission
Valley County

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Phone: 208.382.7115

Fax: 208.382.7119

E-mail: cherrick@co.valley.id.us

www.co.valley.id.us

VARIANCE APPLICATION

Applicant Name _____

Address _____

Phone Number _____

Property Parcel Number _____

Description:

Pursuant to "Idaho Code", Section 67-6516, the Planning and Zoning Commission shall be empowered to grant variances relaxing or modifying the requirements of the Valley County Land Use and Development Ordinance with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this Ordinance affecting the size or shape of a structure or the placement of the structure upon lots, and other land use requirements of this ordinance.

A variance may be granted if: the applicant can prove undue hardship is a result of characteristics of the site; that special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures; that granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

In the case of the Planned Unit Development (PUD) involving variations from the requirements of this Ordinance, it shall not be necessary for the applicant to file a separate application for such variances.

Fee _____ **Date Paid** _____ **Variance No.** _____

Application Accepted By: _____

Staff

Date

Application Form:

1. A variance may be granted to an Applicant only upon a showing of undue hardship as a result of characteristics of the site.
2. Please answer the following questions on a separate piece of paper.
 - A. Applicants name, address, and phone number.
 - B. Agent's name, address, and phone number, if applicable.
 - C. Description of the nature of the variance requested.

A narrative statement and a site plan demonstrating:

That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.

That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

Procedure:

- The fee set by resolution of the Board shall accompany the variance application. The fee is \$250.00.
- An application for a variance shall be reviewed by the Administrator or Staff and the Commission in accordance with the procedures for final plats and section 3.04.11. The Administrator shall post notice of the public hearing to the applicant, adjoining property owners, and the public in accordance with section 3.04.06.b.
- A variance may be granted if the Commission makes specific findings of fact based directly on the particular evidence in the application which support conclusions that the above conditions have been met by the applicant.
- Within ten (10) days after a decision has been rendered, the Administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
- The Commission's decision shall be a recommendation to the Board.
- The clerk, upon receipt of a recommendation from the Commission, shall set the item on the agenda of the Board at the earliest possible regular Board meeting.
- The Board shall consider and act upon the Commission's recommendations by following the procedures outlined in section 3.04.11.
- A permit for the variance may be issued by the Administrator or staff only after approval of the Board.

* Submit ten copies of all documentation.