



ZONING VARIANCE APPLICATION

Date: _____

APPLICANT

PROPERTY OWNER

Name: _____

Mailing Address: _____

Daytime Phone: _____

Fax: _____ E-mail: _____



PROPERTY DESCRIPTION

Street Address: _____ Acres: _____

Location: _____
(ie: corner of ___ & ___; or, 1 mile south of FM ___; etc.)

Existing use of property: _____

Are there buildings on the property? _____ If yes, what are they used for. _____



REQUESTED VARIANCE

I/We request a variance to Section _____ of the Zoning Ordinance which requires...

Instead, I/We would like to request...

Due to... _____

SUBMITTAL REQUIREMENTS

_____ \$75.00 Application Fee, due at time of application and payable to the Village of Salado.

_____ Site plan with additional information needed to properly and effectively review the request.
5 copies. (All drawings must be to scale.)

PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.

No variance shall be granted unless the Zoning Board of Adjustments finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.

**Village of Salado - Board of Adjustment
Findings of Fact for Variance**

Case Number: 2008 - _____

Date: _____

Code Enforcement Officer's Report Received: **YES / NO**

Requirements for a Variance (Section 2.3.F)

No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with Section 10.8 and unless the Board of Adjustment makes specific, written findings as follows:

Conditions

YES

NO

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and

2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and

4. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance; and

5. That the land involved is otherwise in compliance with other applicable Village regulations, specifically including but not limited to the following: environmental, fencing, landscaping, lighting and signs.

Undue Hardship

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.

2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and

3. That the relief sought will not injure the permitted use of adjacent conforming property; and

4. That the granting of the variance will be in harmony with the spirit and purpose of the Village's regulations

[All findings must be determined in the affirmative for the variance to be granted.]