

VARIANCE MOTION FORM

I move that we approve (or disapprove) the _____ Variance Request regarding the _____ of the subject property as shown in Exhibit _____ of the Applicants' Letter for the property located at _____, based upon the following findings and conditions to mitigate the negative impacts of said variance:

Findings:

1. Literal enforcement of the zoning ordinance will *[will not]* cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance. *[Literal enforcement of zoning ordinance would not allow any home to be built on this platted subdivision lot, depriving the lot of nearly all economic value, as nothing else could be built there.]*
2. There are *[are no]* special circumstances attached to the property that do not generally apply to other properties in the same zone district. *[The property is severely limited by a difficult and small building envelope. Other homes in this vicinity have been granted similar variances or special exceptions in order to allow construction.]*
3. Granting the variance is *[is not]* essential to the enjoyment of a substantial property right possessed by other property in the same district. *[Having and maintaining a home on the property, inasmuch as it is a platted lot, is an essential property right.]*
4. The variance will not *[will]* substantially affect the general plan and will not be contrary to the public interest. *[The general plan provides for homes to be built in this zone in spite of the steep hillsides, provided certain conditions are met.]*
5. The spirit of the zoning ordinance is observed and substantial justice will *[will not]* be done by granting this variance. *[Not granting the variance would not allow any construction on this platted parcel, which would be a serious injustice. This _____ will not create a substantial negative impact to the protected hillside as the hillside can be properly restored. This also would create little negative impact to other property owners.]*

Conditions:

[Suggested conditions are usually suggested in the Staff Report for the subject property. If not, then you might ask the Planning Staff member at the meeting to suggest conditions.]