



**WEST JORDAN CITY
BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

8000 South Redwood Road

West Jordan, Utah 84088

(801) 569-5060

Date: _____ **Sidwell #:** _____ **Zone:** _____ **Existing Land Use:** _____

Address of Subject Property: _____

Name of Applicant: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: _____ **Cell:** _____

E-mail: _____

Property Owner (if different): _____ **Phone:** _____

A **variance** is defined as a modification, granted by the Board of Adjustment, of a zone's requirement for height, bulk, area, width, setback, separation, or other numerical or quantitative requirement for a building or structure or other site improvements which are set forth in Section 13-7G of the West Jordan City Zoning Ordinance and Section 10-9a-702 of the Utah State Municipal Code. The Board of Adjustment may grant a variance only if:

1. Literal enforcement of the Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance;
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and,
5. The spirit of the Zoning Ordinance is observed and substantial justice done.

The Board of Adjustment typically meets on the second Tuesday of the month, as needed.

Please submit an application, required materials and an \$800.00 (non-refundable) filing fee at least 30 days prior to the public hearing date.

Signature of Applicant

Or Authorized Agent

Title of Agent

Date

Signature of Property Owner

If different from Applicant

Date

Fee Paid: _____ **Project #:** _____ **Receipt #:** _____

Application Received by: Planning _____ **ODA** _____ **Date:** _____

Nov 2014

Please answer the following questions to the best of your knowledge in legible writing. If you do not understand a particular question, please contact a member of the West Jordan Planning Division at (801) 569-5060.

- 1)

Describe your proposed construction and how it does not meet the City’s Zoning Ordinance.
- 2)

Cite the section of the Zoning Ordinance that prevents your proposed construction from meeting the zoning requirements.
- 3)

What special circumstance(s) associated with the property prevent you from meeting the zoning requirements?
**Note: the reasons for your request may not be economic.*
- 4)

Explain how literal interpretation of the Zoning Ordinance causes an unreasonable hardship.
- 5)

Explain what special circumstances exist on the property, which do not generally apply to other properties in the same zoning district. **The law requires that the Board of Adjustment identify that a property-related hardship exists before granting a variance. Justifiable property related hardships may be related to a lot of unusual size, shape and/or topography.*
- 6)

Will granting the variance be essential for the enjoyment of a substantial property right possessed by other property in the same area? ____ Yes ____ No. If yes, explain how: _____
- 7)

How will granting a variance not substantially affect the general plan and not be contrary to the public interest?
- 8)

Explain how granting a variance will meet the intent of the Zoning Ordinance and how substantial justice has been achieved.



**BOARD OF ADJUSTMENT
VARIANCE REQUEST
APPLICATION SUBMITTAL PROCEDURE**

**CITY OF WEST JORDAN
8000 South Redwood Road
West Jordan, UT 84088
(801) 569-5060**

Variance applications must be completed and submitted to the West Jordan City Planning Division at least **30 days** prior to the next scheduled public hearing date.

The Board of Adjustment meets on the **second Tuesday** of each month, as needed, at 6:00 p.m. in the City Council Chambers, 8000 South Redwood Road, West Jordan, Utah.

1. *Complete the Application Form and Applicant's Affidavit. If the property owner is other than that of record on County Tax Rolls, ownership must be verified with a certified copy of the appropriate Deed, Real Estate contract or other current proof of ownership. If someone other than the owner of the property is presenting the application, the Agent Authorization Form must be completed.
2. Payment of \$800.00 filing fee is required (non-refundable).
3. *Furnish a copy of a current Sidwell Map highlighting the subject property and those properties within 100 feet of the subject property.
4. *Submit a list of all property owners (with mailing address) within a 100-foot radius of the subject property, which will be used for the mailing of public hearing notices. Prepare envelopes (#10 letter-sized) with 'forever' stamps, using the obtained property owner mailing information, and submit these stamped envelopes along with the application form.
5. Provide a site plan of the property drawn to scale on a regular 8 ½ x 11 sheet of paper, providing the following information:
 - (a) North arrow and scale of plans.
 - (b) Street names and/or numbers.
 - (c) Property lines, existing buildings, proposed buildings, accessory structures, rights-of-way, easements, fences, showing their respective distances from property lines. Also include measurements to buildings and structures on adjacent properties.
 - (d) Sidewalks, curbs, gutters, landscaping, and parking areas.
 - (e) An elevation drawing of the proposed construction, drawn to scale, which shows all existing and proposed elevations.
6. Complete written answers to the attached inquiry sheet provided with the application.

*Sidwell maps and current property owner information can be obtained from the Salt Lake County Recorder's Office located at 2001 South State Street Room N1600.

The applicant or the Authorized Agent must attend the Board of Adjustment meeting to substantiate his/her case.

If you have any questions regarding the requirements of the variance application, please contact a member of the West Jordan Planning Division (801) 569-5060 prior to submitting the application.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }
COUNTY OF SALT LAKE }

I (we), _____, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at _____

_____. My (our) signature below attests that I (we) have reviewed the proposal by _____ requesting review and approval of _____ by the City of West Jordan for the following process(s):

(Project Name)

- | | | |
|---|-----------------------------------|---|
| <input type="checkbox"/> General Land Use Map Amendment | <input type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Subdivision (Minor, Major, Amendment or Condominium) | | |
| <input type="checkbox"/> Site Plan (Multi-family, Commercial/Industrial or Amended) | | |
| <input type="checkbox"/> Other: _____ | | |

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 ____.

(Notary)
Residing in Salt Lake County, Utah

My commission expires:_____