

**CAÑON CITY BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

\_\_\_\_\_

Description of Variance Requested: \_\_\_\_\_

\_\_\_\_\_

I hereby acknowledge that I have read this application and state that all the information I have given is correct and agree to comply with all City Ordinances and State Laws regulating building construction. It is understood that only those points specifically mentioned are affected by the action taken on this variance request.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

The deadline to file an application for variance is fifteen (15) days prior to the regular monthly meeting of the Board of Adjustment (the first Tuesday of each month). The following documentation must accompany this application:

- \_\_\_\_\_ An application fee of \$100, as set forth in Section 17.44.040 of the Code
- \_\_\_\_\_ Names and addresses of owners, and legal descriptions, of abutting properties, as shown in the Office of the Fremont County Assessor
- \_\_\_\_\_ Completed Variance Justification Questionnaire
- \_\_\_\_\_ A site plan, drawn to scale, to include the following:
  - \_\_\_\_\_ Lot layout, with dimensions shown;
  - \_\_\_\_\_ Existing and proposed construction;
  - \_\_\_\_\_ Distances from lot lines to existing and proposed construction;
  - \_\_\_\_\_ Adjoining streets and alleys;

NOTE: Approval of a variance is effective for six (6) months. Failure to obtain a building permit within that period will render the variance null and void.

**CAÑON CITY BOARD OF ADJUSTMENT  
VARIANCE JUSTIFICATION QUESTIONNAIRE**

Applicant :

Property Address:

Variance requested:

**Please answer each of the following questions. If addition space is required, you may attach a separate sheet of paper.**

1. Explain the practical difficulty or unnecessary hardship caused by the strict application of the zoning ordinance standards. How is this unique to your property?

2.a. Describe any unique or unusual circumstances or conditions that apply to your property (such as unusual lot size or shape, topography, or other physical conditions) that do not exist throughout your neighborhood or zone district.

Or

2.b. As an alternative to the above (2.a.), describe the physical handicap that affects an owner or family member residing on the property, which impairs the ability of that person to utilize or access the property.

3. Describe how the unique or unusual circumstances or conditions of the property prevent you from having a reasonable use of your property, when compared with other property in your neighborhood.

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4. Is the variance requested the minimum amount necessary to allow you to have a reasonable use of the land, buildings and/or structures? If so, please explain.

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5. Will this variance, if granted, alter the essential character of the neighborhood or district where the property is located, or will it substantially or permanently impair the appropriate use or development of adjacent property? If not, please explain.

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6. Will the granting of this variance constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone district? If no, please explain.

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I hereby certify that the above information is true and correct to the best of my knowledge and belief.

Date

Signature