



Application for Major Variance

PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. APPLICANT

Name _____ Phone _____

Address (Mailing) _____

As applicant, I am (check one):

- The owner(s) of the property;
- The purchaser of the property under a duly executed written consent;
- A lessee in possession of the property who has the written consent of the owner(s) to make such application;
- The agent of any of the foregoing who states on the application that he/she is duly authorized agent and who submits written authorization from the property owner(s).

2. LEGAL OWNER

Name _____ Phone _____

Address (Mailing) _____

3. SUBJECT PROPERTY ADDRESS

4. LEGAL PROPERTY DESCRIPTION

Twn _____ R _____ Sec _____ Tax Lot(s) _____ Tax Account(s) _____

5. LAND USE

Zone Designation _____ Comprehensive Plan _____

Major Variance Criteria

Pursuant to City zoning and land development ordinance, this application may be approved only if found to comply with the applicable variance criteria of City Ord. 508.6.03. The following information will help determine whether your application meets the criteria for a Major Variance. Each question concerns the subject property:

Address _____

Explain in detail how the proposed variance complies with the following required findings (attach additional pages to this application as needed):

1. What proposed improvements do you plan for the subject property?

2. Parcel size in acres or square feet _____

3. Topography _____

4. List and identify all structures and any other improvements, which are on the property:

5. What do you wish to have varied? Explain how your proposed development will deviate from the zoning requirement.

7. Explain why it is not possible to develop or use the property in a way that fully complies with the zoning regulations:

8. Describe any exceptional or extraordinary circumstance(s) or condition(s) affecting the subject property which do not generally apply to other properties that are in the same zoning district, and which make the variance necessary. The circumstance(s) or condition(s) may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses.

9. Explain how the circumstance or condition for the hardship is not the result of action of the applicant, owner, or previous owner, or from personal circumstances or financial situation of the applicant or owner, or from regional economic conditions.

10. Describe how the proposed variance is necessary for the preservation of a property right of the applicant or owner substantially the same as is possessed by owners of other property in the same zoning district or vicinity.

11. Explain how the existing zoning requirement would restrict the use of the subject property to a greater degree than it restricts other properties in the vicinity or district.

12. Describe any special or additional measures you plan to take to ensure that the proposed use of the property will not have an adverse impact on other nearby properties:

13. Explain how authorization of the variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located?

14. Will authorization of the variance adversely affect the appropriate development of adjoining properties?

15. Will granting of the variance adversely affect the implementation of the Comprehensive Plan or Zoning Ordinance or will it establish a use, which is not listed in the underlying zone?

16. Explain how the proposed variance is the minimum necessary to alleviate the hardship describe above.

17. **A COMPLETE BUILDING LOCATION PLAN/PLOT PLAN MUST BE ATTACHED.** In conjunction with this application, you must submit a plot plan showing the subject property, location of proposed development, location of all related structures, distances between structures, and distances from structures to property lines.

REQUIRED SIGNATURE(S):

I (We) _____
(print)

am (are) the titleholder or authorized agent of the property described in this application and supplements and hereby certify that the statements and information contained herein are, in all respects, true and correct to the best of my (our) knowledge and belief. I understand that I have the right to an attorney for verification as to the creation of the subject property. I also understand that any action authorized by the City of Myrtle Creek may be revoked if it is determined that the authorization was issued on account of false statements or misrepresentation and other legal action(s) may result.

ALL PROPERTY OWNER(S) OR AGENT(S) MUST SIGN THIS APPLICATION.

Signed _____ Date _____

Signed _____ Date _____

Signed _____ Date _____

Signed _____ Date _____

FEE: A non-refundable fee, as specified in the most recent "City of Myrtle Creek Handbook of Fees & Charges", must accompany this application. Make all checks payable to the City of Myrtle Creek.

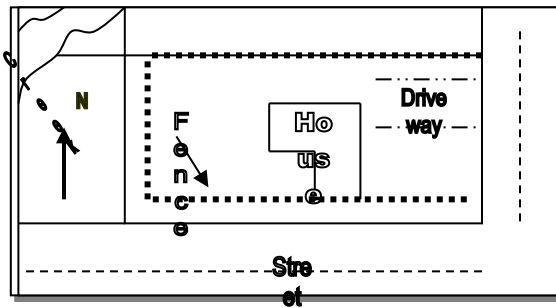
City of Myrtle Creek Variance Application Site Plan

Applicant Name _____
Applicant Address _____

Planning File Major VAR _____
City _____ Zip _____

Owner Name _____
Address _____
Site Address _____

Tax Account _____
Twn _____ Rng _____ Sec _____ Tax Lot _____



Information Required

1. Property Lines
2. Permanent Landmarks (Roads, Streams, Rivers)
3. Distance to Buildings from Landmarks and Property Lines.
4. Location and Identification of Other Structures
5. Location of Legal Access
6. Direction and Location of Drainage