



# Variance Request

For Office Use Only

Date Received _____
Receipt No. _____
Amount \$ _____
Reviewed by _____

Hyde Park City Planning

**Address of Subject Property** \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone \_\_\_\_\_

Address of Applicant \_\_\_\_\_

E-mail address of Applicant \_\_\_\_\_ Cell / Fax \_\_\_\_\_

Name of Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Existing Use of Premises \_\_\_\_\_

Type of Variance being Applied For \_\_\_\_\_

County Tax Parcel # \_\_\_\_\_ Zoning of Property \_\_\_\_\_

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

**Please include with the application:**

1. A printed list of all property owners within three hundred (300) feet of the principal property involved.
2. A site plan drawn to scale at a minimum identifying all property lines, structures, including primary and accessory structures, fences, rights-of-way, and their respective distances from property lines.
3. Complete written answers to questions accompanying this application.
4. **Filing fee of \$250.00, due at time of application. Additional fees may be charged.**

**If you have any questions regarding the requirements of this petition, please contact the Hyde Park City Planning Commission Secretary (563-6507) prior to submitting the petition.**

**County Parcel maps and names of property owners are available at:**

Cache County Recorder  
 179 North Main  
 Logan, UT 84321  
 Telephone: (435) 716-7180

**File the complete application at:**

Hyde Park City  
 113 East Center  
 Hyde Park, UT 84318  
 (435) 563-6507

**Signature of Applicant** \_\_\_\_\_  
or authorized agent Title of Agent

Please provide the following information. *Use additional sheets, if necessary.*

1. Describe your circumstance and specifically how it would not meet zoning ordinance.

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2. Cite the zoning ordinance that prevents your situation from meeting the zoning requirements.

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3. What special circumstances associated with the subject property prevent you from meeting the zoning requirements? \*Reasons for your variance request may not be economic.

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4. Explain how the literal enforcement of this Zoning Ordinance causes an unreasonable hardship that is not necessary in carrying out the general purpose of this Zoning Ordinance.

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5. Explain what special circumstances exist on the subject property, which do not generally apply to other properties in the same zoning district. The law requires that the Appeal Authority identify a property-related hardship before granting a variance. For example, size, grade of lot, etc.

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6. Explain how this variance will be essential to the enjoyment of a substantial property right possessed by other properties in the same zoning district.

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7. Would the variance uphold the general zoning plan and not negatively affect the public interest?

No       Yes

Please explain your reasoning.

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8. Explain how this variance will observe the spirit of this Zoning Ordinance and City Master Plan.

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9. Any other information deemed necessary by the Appeal Authority.

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