Form B: Application for a Variance

PLANNING & ZONING COMMISSION OF THE CITY OF GILBERT
APPLICATION FOR A VARIANCE

Applicant _____ Address _____

Authorized Agent _____ Address _____

Location of Property (Legal Description) _____

_____

Parcel No. _____

This application related to:

- ☐ Lot Area
- ☐ Building Coverage
- ☐ Lot Width
- ☐ Front Yard Setback
- ☐ Per Unit Floor Area
- ☐ Side Yards
- ☐ Rear Yard
- ☐ Off-Street Parking
- ☐ Off-Street Loading
- ☐ Building Height
- ☐ Other_____

Nature and extent of hardship involved to the property from strict application of the Zoning Ordinance. Only those variances may be granted that are not contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship to the property. No variance shall have the effect of allowing in any district uses prohibited or requiring conditional use permit in that district. Reason for the requested variance:

_____

_____

_____

Signature of Applicant _____ Date _____

Fee of $_____ paid in full. Date _____ Clerk _____

Date of Planning & Zoning Commission Hearing _____

Appeal from decision of Zoning Officer: Permit Number _____ Date _____

Application (granted / denied) by the Planning & Zoning Commission on _____ in accordance with the following conditions: _____

_____

Chairman of the Planning Commission _____

OVER

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Findings of Fact

A variance request may by granted if enforcement of a zoning ordinance provision as applied to a particular piece of property would cause the landowner "Practical Difficulties."

To establish practical difficulties, the applicant is responsible to provide evidence to the Planning & Zoning Commission for all three statements that follow:

1. "the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance" List evidence below (that is, explain how):

2. "the plight of the landowner is due to circumstances unique to the property not created by the landowner" List evidence below (that is, explain why):

3. "the variance, if granted, will not alter the essential character of the locality" List evidence below (that is, explain how):