



CITY of HOLLADAY

COMMUNITY DEVELOPMENT
4580 S 2300 E
Holladay UT 84117
Phone: 527-3890
Fax: 527-3891

APPLICATION TO THE ADMINISTRATIVE APPEALS OFFICER

Applicant (Please Print)																			
Applicant's Mailing Information																			
Address:	City: State: Zip:																		
Phone (Include Area Code): ()	FAX (Include Area Code): ()																		
Contact Person (Please Print):																			
Name:	Phone: Fax:																		
Nature of Request:																			
<input type="checkbox"/> Variance <input type="checkbox"/> Appeal of an Administrative Decision																			
<p>1. The administrative appeals officer may grant a variance only if all of the following are met (13.09.020):</p> <p>a. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;</p> <p>b. There are special circumstances attached to the property that do not generally apply to other properties in the same zone;</p> <p>c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;</p> <p>d. The variance will not substantially affect the general plan and will not be contrary to the public interest; and</p> <p>e. The spirit of this title is observed and substantial justice done.</p> <p>2. In determining whether or not enforcement of this title would cause unreasonable hardship, the administrative appeals officer may not find an unreasonable hardship unless the alleged hardship:</p> <p>(1) Is located on, or associated with, the property for which the variance is sought; and</p> <p>(2) Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.</p> <p>3. The administrative appeals officer may not find an unreasonable hardship if the hardship is self-imposed or economic.</p> <p>4. In determining whether or not there are special circumstances attached to the property under subsection E2a of this section, the administrative appeals officer may find that special circumstances exist only if the special circumstances:</p> <p>a. Relate to the hardship complained of; and</p> <p>b. Deprive the property of privileges granted to other properties in the same zone.</p> <p>5. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.</p> <p>6. The administrative appeals officer may not grant a use variance.</p> <p>7. In granting a variance, the administrative appeals officer may impose additional requirements on the applicant that will:</p> <p>a. Mitigate any harmful effects of the variance; or</p> <p>b. Serve the purpose of the standard or requirement that is waived or modified.</p>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 50%;">FILING FEES</th> </tr> </thead> <tbody> <tr> <td>Variance</td> <td>\$500.00</td> </tr> <tr> <td>Appeals</td> <td>\$150.00</td> </tr> </tbody> </table>		FILING FEES	Variance	\$500.00	Appeals	\$150.00	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">OFFICE USE ONLY</th> </tr> </thead> <tbody> <tr> <td>Parcel Number</td> <td>_____</td> </tr> <tr> <td>Zone:</td> <td>_____</td> </tr> <tr> <td>Date Filed: _____</td> <td>Fee Paid: \$ _____</td> </tr> <tr> <td colspan="2">Rec'd By: _____</td> </tr> <tr> <td>APPLICATION #</td> <td>_____</td> </tr> </tbody> </table>	OFFICE USE ONLY		Parcel Number	_____	Zone:	_____	Date Filed: _____	Fee Paid: \$ _____	Rec'd By: _____		APPLICATION #	_____
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Applicant's Signature _____

Date _____

Written Narrative Guidelines for Variance Requests

Section I

Refer to the section(s) of the Land Use and Development Ordinance (Title 13) of the Holladay City code of which you feel its literal enforcement would cause an unreasonable hardship. Give specifics about your request such as, why the property is unique, whether the variance is for setbacks, area lot frontage, building height, etc.; and how much variance is requested. State the hardship that would be caused. State how the hardship is located on, or associated with, the property. **Remember**, the hardship cannot come from circumstance or conditions that are general to the neighborhood, cannot be self-imposed, or economic in nature.

Section II

State the special circumstance(s) attached to the property that do not generally apply to other properties in the same zone. **Remember**, the special circumstances shall relate to the hardship complained of and deprive the property of privileges granted to other properties in the same zone.

Section III

State why granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

Section IV

Indicate reasons why granting the variance requested will not substantially affect the Holladay City General Plan. State your reasons why granting the variance will not be contrary to the public interest.

Section V

State the reasons you feel that by granting the variance, the spirit of the Land Use and Development ordinance is observed and how substantial justice is done.

