



Application for Zoning Variance

Community Development Department
 50 East 2nd North, Green River, WY 82935
 PH: (307) 872-6140 Fax: (307) 872-0510
www.cityofgreenriver.org

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name		Name	
Mailing Address		Mailing Address	
Contact Phone:		Contact Phone:	
FAX:		FAX:	
Email:		Email:	

* Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION	
Property Address (list all addresses if multiple):	
Legal Description:	
Zoning District:	Acreage/Square Feet:
Existing Use:	
Proposed Use:	

DESCRIPTION OF VARIANCE REQUEST			
Variance Requested: (Check all that apply)			
	Front Setback	Required:	Proposed:
	Rear Setback	Required:	Proposed:
	Side Setback	Required:	Proposed:
	Corner Setback	Required:	Proposed:
	Building Height	Required:	Proposed:
	Lot Coverage %	Required:	Proposed:
Briefly describe the Variance Request:			

CASE #: _____ Hearing Date: _____
 Receipt #: _____ Property Letters: _____
 Fees Collected: _____ Property Sign: _____
 Date Submitted: _____ Hearing Notice: _____
STAFF USE ONLY:

VARIANCE REVIEW CRITERIA

A variance is permission granted by the Board of Adjustment to depart from a dimensional requirement of the Green River Zoning Ordinance. Variances are allowed to relieve a property owner who, because of property characteristics beyond his or her control, is unable to meet a dimensional requirement of the Zoning Ordinance. The Board of Adjustment may ONLY grant a variance if the Board finds that ALL of the eight (8) standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with the petitioner. Use additional paper if needed and refer to the attached "Guide: Preparing a Variance Request" for assistance in responding to each standard.

1. The variance will not authorize a permitted use other than those enumerated in the zoning district in which the variance is sought.

EXPLAIN:

2. Owing to extraordinary circumstances or conditions relating to the land or building for which the variance is sought, literal enforcement of the provisions of this ordinance will result in unnecessary hardship and deprive the applicant of a reasonable use of his land or building.

EXPLAIN:

3. The extraordinary circumstances or conditions were not created by the owner of the property and do not represent a general condition of the district in which the property is located.

EXPLAIN:

MEETING DATE: _____

CASE #: _____

STAFF USE ONLY: Petitioner: _____

4. The variance, if granted, will not substantially or permanently injure any adjacent, conforming property.

EXPLAIN:

5. The variance will not alter the character of the district in which it is located.

EXPLAIN:

6. The variance, if granted, will not result in an extraordinary gain in use, service or income for the property when compared with adjacent, conforming uses in the same district.

EXPLAIN:

7. The variance, if granted, is the minimum variance and the least modification that will afford the relief sought.

EXPLAIN:

MEETING DATE: _____

CASE #: _____

STAFF USE ONLY: Petitioner: _____

8. The variance will be in harmony with the spirit of this ordinance and will not adversely affect the public health, safety or welfare.

EXPLAIN:

SUBMITTAL REQUIREMENTS

Before submitting an application to the City of Green River, please check with the Community Development Department to verify all essential information for review is present. Incomplete applications will not be processed and will delay the review process.

REQUIRED:

	Application Fee: \$200
	Completed Application (including detailed review criteria responses)
	Site Plan drawn to scale (Refer to the "Guide: Preparing a Variance Request"). Site plans that are lacking detail or pertinent information will delay the review process.

OPTIONAL (RECOMMENDED):

	Photographs
	Building Elevations
	Building Floor Plans (to scale)
	As-built Survey prepared by a Wyoming Licensed Surveyor
	Adjacent property owner letters of support.

APPLICATION SUBMITTAL:

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I am petitioning for a variance in conformance with Appendix B of the City of Green River Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by the Board of Adjustment for administrative reasons.

I acknowledge that I have read and understand this application and the Green River Variance regulations. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit.

I understand that it is the responsibility of the applicant and/or property owner to secure any and all required local, federal and/or state permits (i.e. Building Permits, DEQ Permits, Contractor Licensing, etc.) and I agree to contact those agencies/departments accordingly.

Petitioner Signature:	Print Name:	Date:
Owner Signature:	Print Name:	Date:

MEETING DATE: _____

CASE #: _____

STAFF USE ONLY: Petitioner: _____