

GATEWAY TO ALL SEASON FUN

TOWN OF DEL NORTE

140 SPRUCE STREET  
P.O. BOX 249  
DEL NORTE, CO 81132



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## LAND VARIANCE AND APPEALS APPLICATION FORM

### INCOMPLETE APPLICATION MAY RESULT IN DENIAL OF REQUEST

The Board of Adjustments may only grant a variance if the Board finds that all of the following 7 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your property condition satisfies the standards. The burden of proof rests within you. Use additional paper if needed. A non-refundable processing fee of two hundred dollars must be submitted with this application.

**Petitioner:**

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Property Information**

**Site Street Address:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**Zoning:** \_\_\_\_\_ **Lot size:** \_\_\_\_\_

I hereby certify that (I am) I have been authorized to act for) the owners of the property described above and that I am petitioning for a variance in conformance with of the Town of Del Norte, Code of Ordinance. I understand that payment of the application fee is non-refundable and is to cover the costs associated with this 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 administrative variance standards rest with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Board of Adjustments for administrative reasons.

**Date:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Code**

**Citations:** \_\_\_\_\_  
\_\_\_\_\_

**Existing Situations and**

**Conditions:** \_\_\_\_\_  
\_\_\_\_\_

**Effects of Granting the**

**Variance:** \_\_\_\_\_  
\_\_\_\_\_

**VARIANCE STANDARDS**

1. There exists exceptional or extraordinary physical circumstances of the subject property such as, but not limited to, streams, wetlands, or slopes, and such physical circumstances are not applicable to other land in the same area of zone:

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Because of these physical circumstances, the strict application of this code would create an exceptional or undue hardship upon the property owner, and would deprive the applicants of rights commonly enjoyed by other properties in the same zone under the terms of the zoning ordinance:

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The hardship is not self-imposed, and special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute inconvenience:

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The variance, if granted, will not adversely affect the use of the adjacent property as permitted under this code:

Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. The variance, if granted, is in keeping with the intent of this code, will not change the character of the zoning district in which the property is located, and will not permit a use that is not otherwise permitted in the district in which the property lies:

