



FREMONT COUNTY BOARD OF ZONING
ADJUSTMENT
APPLICATION FOR VARIANCE FROM
THE FREMONT COUNTY ZONING RESOLUTION

1. Applicant _____ Address _____
City _____ State _____ Zip Code _____
Telephone _____ Facsimile _____ Email _____
2. Consultant _____ Address _____
City _____ State _____ Zip Code _____
Telephone _____ Facsimile _____ Email _____
3. Address of property for which the variance is being requested _____

4. The current deed of record for the variance property is recorded in Book Number _____ at Page Number _____ under Reception Number _____ of the Fremont County Clerk and Recorders' Records. A copy of this document shall be attached to this application by the applicant.
5. Is the property owner different than the applicant? ___ YES ___ No. If the owner is different, then a letter from the owner must be attached to this application stating the owner's name, address and telephone number and it must grant authority to the applicant to apply for the variance.
6. The variance property is located in the _____
7. The current land use of the variance property is _____
8. The proposed land use of the variance property is _____
9. Is the current and or proposed use a permitted, conditional, special review or temporary use in the zone district? Please specify. _____
10. Provide a brief description of the variance request. _____

11. Is the variance property located within a designated flood plain? ___ YES ___ NO If yes, but the structure requiring the variance will not be located within the high-water line of the flood hazard area then documented verification of this shall be provided by a Colorado Registered Professional Engineer or Land Surveyor and attached to this application. If yes and the structure requiring the variance is to be located within the high-water line of the flood hazard area then a completed application for a Fremont County Flood Damage Prevention Permit shall be attached to this application.

12. Is the variance property located within a designated mine subsidence area? ___ YES ___ NO *If yes, documentation shall be attached to this application evidencing what measures are being taken to mitigate the hazard.*

13. What is the water source for the variance property? _____

14. What is the method of sewage disposal for the variance property? _____

15. Does the variance property receive irrigation water? ___ YES ___ NO If yes, what is the name of the irrigation company? _____

16. Does the variance property contain an irrigation ditch and or easement for an irrigation ditch? ___ YES ___ NO If yes, what is the name of the irrigation company? _____

17. Does the variance property front on or is it adjacent to a State or Federal Highway? YES NO
If yes, what is the name of the highway? _____
(if the variance property gains access from a State or Federal Highway, documentation shall be attached to this application verifying legal access to the property)

18. What is the type of construction for the structure requiring the variance? _____

19. What is the use of the structure requiring the variance? _____

20. The following items are the minimum development requirements for the _____ Zone District in which the variance property is located:

- a. The minimum allowed lot area is _____ acres or _____ square feet.
- b. The maximum allowed lot coverage is _____ percent, which computes to _____ square feet.
- c. The minimum allowed lot width is _____ feet.
- d. The minimum allowed front-yard setback is _____ feet.
- e. The minimum allowed rear-yard setback is _____ feet.
- f. The minimum allowed side-yard setback is _____ feet.
- g. The minimum allowed side-yard setback, if adjacent to a street, is _____ feet.
- h. The minimum allowed setback, if adjacent to a State or Federal Highway is _____ feet.

- i. The minimum allowed setback for a livestock structure is _____ feet.
- j. The maximum allowed building height of a structure is _____ feet.
- k. The minimum number of off-street parking spaces required for the use of the property is _____

21. The following items are the development features, existing and proposed, for the variance property:

- a. The lot area is _____ acres or _____ square feet.
- b. The lot coverage is _____ percent, which computes to _____ square feet.
- c. The lot width is _____ feet.
- d. The front-yard setback is _____ feet.
- e. The rear-yard setback is _____ feet.
- f. The side-yard setback is _____ feet.
- g. The side-yard setback, adjacent to a street, is _____ feet.
- h. The setback, adjacent to a State or Federal Highway is _____ feet.
- i. The setback for a livestock structure is _____ feet.
- j. The building height of the structure is _____ feet.
- k. The number of off-street parking spaces required for the use of the property is _____

22. The Board of Zoning Adjustment shall have the power to grant variances from the Fremont County Zoning Resolution, but only where all of the following conditions are found to exist. The applicant shall provide “their” justification, finding each condition to exist.

- a. The variance would not authorize any use other than those enumerated as a “use-by-right” in the Zone District, and that the essential character of the Zone District would not be altered.

- b. An unnecessary hardship to the variance property owner could be shown to occur if the provisions of the Zoning Resolution were strictly interpreted. _____

c. The circumstances found to constitute a hardship, requiring this variance, either were not created by the owner, or were in existence at the time of the passage of the Zoning Resolution and cannot be reasonably corrected, without variance. _____

d. The variance, if approved, would not be inconsistent with the intent and purpose of the Zoning Resolution and would not prejudicially effect the health, safety and general welfare of the inhabitants of Fremont County, _____

23. The following items shall be attached to this application:

- a. A copy of the current deed of record for the variance property.
- b. An improvement location certificate, survey plat or certified plot plan for the variance property, evidencing the location and size of all existing and proposed improvements (*such as structures, wells, septic systems driveways etcetera*), along with any significant topographic features, **performed, signed and sealed by a Colorado Registered Professional Land Surveyor.**
- c. A complete building permit application.
- d. If applicable, documentation from the variance property owner allowing the application to be made.

NOTE: All questions must be answered, all appropriate attachments must be made and the non-refundable application fee provided at the time of submittal or the submittal will not be accepted and will not be placed on the Board of Zoning Adjustment Meeting Agenda.

Once the application has been reviewed by the Department and found to be adequate for placement on the Board of Zoning Adjustment Meeting Agenda, the applicant will be required to provide a minimum of ten (10) complete copies (*all documents in these copies must be 8½”X11” or folded to that size*).

All property owners of property adjacent to the variance property will be notified of this application by the Department.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the

application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board of Zoning Adjustment regarding the Application to be null and void.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

I further understand that a notice of the Board of Zoning Adjustment Meeting for this item will be published in a local newspaper at my expense.

Applicant Printed Name

Signature

Date