



**WEST JORDAN CITY
LAND USE APPEAL AUTHORITY
VARIANCE APPLICATION**

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

Parcel #: _____ **Zone:** _____ **Existing Land Use:** _____

Address of Subject Property: _____

Name of Applicant: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: _____ **Cell:** _____

E-mail: _____

Property Owner (if different): _____

Phone: _____

A **variance** is defined as a modification, granted by the Land Use Appeal Authority, of a zone's requirement for height, bulk, area, width, setback, separation, or other numerical or quantitative requirement for a building or structure or other site improvements which are set forth in Section 13-7G of the West Jordan City Code and Section 10-9a-702 of the Utah State Code. The Land Use Appeal Authority may grant a variance only if:

1. Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance;
 2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
 3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
 4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and,
 5. The spirit of the zoning ordinance is observed and substantial justice done.
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The Land Use Appeal Authority typically convenes only as needed.

Please submit an application, required materials, and an (non-refundable) filing fee as publicized in the adopted consolidated fee schedule of West Jordan City. A date for a public hearing will not be set until the application is complete and all materials and fees are received.

Signature of Applicant

Or Authorized Agent

Title of Agent

Date: _____

Signature of Property Owner

If different from Applicant

Date: _____

Fee Paid: _____	Project #: _____	Receipt #: _____
Application Received by: _____	Date: _____	

Please answer the following questions to the best of your knowledge in legible writing. If you do not understand a particular question, please contact a member of Community Development at (801) 569-5060. Please provide as much detail as possible. This is your opportunity to make your case.

1) Describe your proposed construction and how it does not meet the City’s Zoning Ordinance.

2) Cite the section of the Zoning Ordinance that prevents your proposed construction from meeting the zoning requirements.

3) What special circumstance(s) associated with the property prevent you from meeting the zoning requirements? ***Note: The Land Use Appeal Authority cannot consider purely economic hardships*

4) Explain how literal interpretation of the Zoning Ordinance causes an unreasonable hardship.

5) Explain what special circumstances exist on the property, which do not generally apply to other properties in the same zoning district. ***Note: The law requires that the Appeal Authority identify that a property-related hardship exists before granting a variance. Justifiable property related hardships may be related to a lot of unusual size, shape and/or topography.*

6) Will granting the variance be essential for the enjoyment of a substantial property right possessed by other property in the same area? Yes _____ No _____. If yes, explain how:

7) Describe how granting a variance will not substantially affect the general plan and will not be contrary to the public interest?

8) Explain how granting a variance will meet the intent of the zoning ordinance and how substantial justice will be achieved.



**LAND USE APPEAL AUTHORITY
VARIANCE REQUEST
APPLICATION SUBMITTAL PROCEDURE**

**CITY OF WEST JORDAN
8000 South Redwood Road
West Jordan, UT 84088
(801) 569-5060**

Variance applications must be completed and submitted to the West Jordan Community Development Department at least **30 days** prior to a requested hearing date. The Land Use Appeal Authority meets as needed, at West Jordan City Hall, 8000 South Redwood Road, West Jordan, Utah.

1. Complete the Application Form and Applicant's Affidavit. If the property owner is other than that of record on county tax rolls, ownership must be verified with a certified copy of the appropriate deed, real estate contract, or other current proof of ownership. If someone other than the owner of the property is presenting the application, the Agent Authorization Form must be completed.
2. Payment of the filing fee is required and is non-refundable. The fee is set as publicized in the adopted fee schedule of West Jordan City.
3. Provide a site plan of the property drawn to scale on a regular 8 ½ x 11 sheet of paper, providing the following information:
 - (a) North arrow and scale of plans.
 - (b) Street names and/or numbers.
 - (c) Property lines, existing buildings, proposed buildings, accessory structures, rights-of-way, easements, fences, showing their respective distances from property lines. Also include measurements to buildings and structures on adjacent properties.
 - (d) Sidewalks, curbs, gutters, landscaping, and parking areas.
 - (e) An elevation drawing of the proposed construction, drawn to scale, which shows all existing and proposed elevations.
4. Complete written answers to the attached inquiry sheet provided with the application.

The applicant or the authorized agent must attend the Land Use Appeal Authority meeting to present the case. The applicant bears the burden of proof to satisfy the requirement of the statute.

If you have any questions regarding the requirements of the variance application, please contact a member of the West Jordan Community Development Department (801) 569-5060 prior to submitting the application.

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }
COUNTY OF _____ } ss
 }

I (we), _____, _____, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at _____
_____. My (our) signature below attests that I (we) have reviewed the proposal by _____ requesting review and approval of _____ by the City of West Jordan for the following process(s):

(Project Name)

- General Land Use Map Amendment Rezone Conditional Use Permit
- Temporary Use Permit Variance Lot Line Adjustment
- Subdivision (Minor, Major, Amendment or Condominium)
- Site Plan (Multi-family, Commercial/Industrial or Amended)
- Other: _____

My (our) signature below attests the I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 ____.

(Notary)
Residing in Salt Lake County, Utah

My commission expires: _____