



**CITY OF CANYON
APPLICATION FOR VARIANCE**

CITY OF CANYON, TEXAS

APPLICATION FEE: \$150.00

TECHNOLOGY FEE: \$10

MAILED PUBLIC HEARING NOTICES: \$1 EACH

NOTICES IN NEWSPAPER: \$75

DATE _____

PLEASE TYPE OR PRINT USING BLACK INK

DATA RELATIVE TO VARIANCE REQUEST:

PROPERTY INFORMATION

Street Address: _____ Zoning District: _____

Lot Number: _____ Block Number: _____ Addition: _____

TO THE HONORABLE ZONING BOARD OF ADJUSTMENT:

APPLICANT INFORMATION

Applicant Phone Number E-Mail

Applicant's Street Address City State Zip Code

PLEASE COMPLETE THE FOLLOWING INFORMATION IF OTHER THAN APPLICANT:

Property Owner (Please Print) Phone Number E-mail

Street Address City State Zip Code

Tenant Name (Please Print) Phone Number E-mail

Street Address City State Zip Code

I do hereby certify that these statements are true and correct to the best of my knowledge.

(Applicant) (Date)

STATE OF TEXAS

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____ 20 _____

by _____, who, on his/her oath certifies that the above statements are true and correct to the best of his/her knowledge.

_____ My commission expires: _____ (Notary Public)

If the owner of the subject property is not the applicant, by signing below, the owner authorizes the applicant or his authorized representative to make this application on its behalf and to appear before the Board.

(Owner) (Date)

STATE OF TEXAS

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____ 20 _____

by _____, who, on his/her oath certifies that the above statements are true and correct to the best of his/her knowledge.

_____ My commission expires: _____ (Notary Public)

VARIANCE SUBMITTAL REQUIREMENTS:

A complete application must include:

- Application Fee: \$150
- Site plan, plot plan, or drawing showing the requested variance.
- Other information (maps, drawings, pictures, etc.) necessary to explain the request.

In exercising its power to grant a variance in accordance with the City of Canyon Zoning Ordinance, the Zoning Board of Adjustment shall make findings that:

- There are special circumstances existing on the property on which the application is made related to the size, shape, area, topography, surrounding conditions, and location that do not apply generally to other properties in the same area and the same zoning district.
- A variance is necessary to permit the applicant the same rights in the use of his property that are presently enjoyed under the Zoning Ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- The granting of a variance on the specific property will not adversely affect the land use pattern as outlined in the Land Use Plan and will not adversely affect any other feature of the Comprehensive Plan.
- The granting of a variance will not be based upon the recognition of a self-imposed hardship or only the opportunity to make the property more profitable to the owner.
- The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

The Zoning Board of Adjustment will meet on the **4th Monday of the month**. In accordance with the City of Canyon Charter provisions, all legal notices must be issued prior to the meeting. Each variance request must be submitted **at least 30 days prior** to the meeting date.