

Application for Variations from Approved Plans, Codes and Standards of Development



DATE: _____
NAME OF PLANNED DISTRICT: _____
TAX MAP/PARCEL NUMBER(s): _____
ZMA NUMBER(s): _____

Contact Person: _____

Address _____ City _____ State _____ Zip _____

Daytime Phone (____) _____ Fax # (____) _____ E-mail _____

What type of change is requested?

- Variation to the Plan Variation to the Code or Standard

Provide a copy of the existing plan (may be a reduced copy) illustrating the area for which the change is requested. Provide a graphic representation of the requested change.

Describe the variation being sought (may attach separate sheets):

What is the reason for each of the requested variations?:

In accordance with § 8.5.5.3 c) of the Zoning Ordinance, in order to grant the variation, the Planning Director must make positive findings under 5 criteria. Please provide information about these criteria for the Director's consideration (may attach separate sheets).

1. Is the variation consistent with the goals and objectives of the comprehensive plan?

2. Does the variation increase the approved development density or intensity of development?

3. Does the variation adversely affect the timing and phasing of development of any other development in the zoning district?

4. Does the variation require a special use permit?

5. Is it in general accord with the purpose and intent of the approved rezoning application?

§ 8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

The director of planning and community development may allow a site plan or subdivision plat for a planned development to vary from an approved application plan, standard of development and, also, in the case of a neighborhood model district, a general development plan or code of development, as provided herein:

a. The director is authorized to grant a variation from the following provisions of an approved plan, code or standard:

1. Minor variations to yard requirements, maximum structure heights and minimum lot sizes;
2. Changes to the arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same;
3. Changes to phasing plans;
4. Minor changes to landscape or architectural standards; and
5. Minor variations to street design.

...

d. Any variation not expressly provided for herein may be accomplished by rezoning.