

Major Variance Submittal

Submittal Items

Please included the following:

- Application
- 2 sets any applicable plans
- Residential Project
 - Intake fee: \$400
 - Deposit: \$1000
- Nonresidential Project
 - Intake fee: \$750
 - Deposit: \$2000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If



THE CITY OF FIRCREST

Planning and Building
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Describe variance requested (*be as specific as possible*):

Please **demonstrate** how the proposal is compliant with the following criteria: (*An answer of YES is not sufficient; Use a separate sheet, if necessary.*)

1. What special circumstances apply to the subject property or intended use that do not apply to other property or classes of use in the same vicinity and zoning?

2. How is the *variance* necessary for the preservation and enjoyment of a substantial property right or use which is possessed by other property in the same vicinity and zoning classification but denied to the subject property because of special circumstances?

3. How will the variance not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zoning classification?

4. How would strict enforcement of the provisions of this title create a practical difficulty or unnecessary hardship for the property owner?

5. How is the practical difficulty or unnecessary hardship has not been created by the owner or by a predecessor in title?

6. How will the granting of the variance be consistent with the purpose and intent of the zoning classification and the comprehensive plan land use designation of the subject property and will not conflict with other applicable codes, design guidelines, and comprehensive plan goals and policies?

For complete development regulations, please see FMC Chapter 22.74.