

**CITY OF LANDER
VARIANCE REQUEST APPLICATION
NON-REFUNDABLE FEE \$175.00**

For Office Use Only

Date Received:	Date Fee Paid:	
Hearing Date:	Zoning District:	
Applicable Section of Zoning Ordinance:		Case #

Please answer all questions. Answers should be clear, readable and contain all the information requested below.

Name of Applicant	
Address:	Phone:
Interest in Property: Lessee _____ Owner _____	
Owner's Name if different than applicant:	Phone:
Address of Owner:	

Legal Description of Property:

Street Address of Property:

Describe specifically what variance you are asking for (you may use an additional sheet if needed)

The purpose of any variance shall be to modify the strict application of the requirements of this ordinance where it can be shown that, by reason of exceptional topography or other extraordinary or exceptional circumstances, literal enforcement of the terms of this ordinance will result in an unnecessary hardship to the extent that the property might be prohibited from being used in a manner similar to other property in the same district.

Each variance authorized shall not be personal to the applicant but shall apply to a specific use or structure and shall run with the land. No variance shall be authorized unless the Board shall find that all of the following conditions exist

On a separate sheet of paper please answer fully or completely the questions set forth below:

a)	Will this variance request authorize a permitted use other than those specifically enumerated in the zoning district in which the variance is sought?
b)	What extraordinary circumstances exist, in your case, such that literal enforcement of the provisions of the code will result in unnecessary hardship? What unnecessary hardship will occur if the variance is not granted?
c)	What has created the extraordinary circumstances? Do these circumstances represent a general condition of the district in which the property is located?
d)	Will the variance, if granted, substantially or permanently injure any adjacent, conforming property?
e)	Will the variance alter the character of the district in which it is located? Why not?
f)	If the variance is granted, is it the minimum variance and the least modification that will afford the relief sought?
g)	Is the variance in harmony with the spirit of the ordinance and will the variance affect the public health, safety or welfare?

Along with the above information please submit the following:

	Plot plan or drawing of the property showing the location of all existing buildings, fences, parking layout and any other applicable information
	A list of the names and addresses of all owners of land within 400 feet of the outer limits of the area proposed for the day care/conditional use permit. This list must be obtained from the Fremont County Assessor's office, (307)332-1117.
Signature of applicant:	Date:
Signature of owner:	Date: