

**VARIANCE APPLICATION
SUBDIVISION AND PARTITIONING ORDINANCE**
General Information

APPLICANT: Name: _____

Mailing address: _____

Phone No.: Office _____ Home _____

Are you the _____ property owner? _____ owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: _____

Mailing Address: _____

PROPERTY ADDRESS (if assigned): _____

TAX ACCOUNT NO.: _____ Acres: _____ Zoning: _____

TYPE OF VARIANCE: CCSP0 Section _____ requires: _____

Variance would permit _____

PRESENT LAND USES: (farm, forest, bush, swamp, residential, etc.)

| | |
|-------------|----------------------|
| <u>Use:</u> | <u>Approx. Acres</u> |
|-------------|----------------------|

Total acres (should agree with above): _____

Subd./Part.Variance

File No. V _____

PROPOSED LAND USES: _____

WATER SUPPLY: _____ Private well. Is the well installed? ____ Yes ____ No
_____ Community system. Name _____

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
_____ Not applicable.
_____ Septic System.

If Septic, does the subject property already have a system? ____ Yes ____ No
If no, is the property approved for a Septic System? ____ Yes ____ No

CONTIGUOUS PROPERTY: List all adjacent property you own with boundaries touching the subject property: _____ None

| <u>Tax Acc't. No.</u> | <u>Acres</u> | <u>Co-owners (if any)</u> |
|-----------------------|--------------|---------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

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CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: _____ Signature: _____

NOTE: Please attach an accurate detailed plot plan, including existing and proposed structures, septic tanks and drain fields, farm and forest areas, large natural features (e.g. cliffs, streams, ravines, etc.), roads and driveways, property lines, easements, etc.

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Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____ or Admin. _____

Receipt No. _____ Staff Member: _____

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SUBDIVISION OR PARTITIONING FACT SHEET

VARIANCE STANDARDS: Please answer the following (attach extra pages if necessary):
The following requirements are from §210 of the Columbia County Subdivision and Partitioning Ordinance:

A. General. Where the Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purposes of these regulations; and further, provided the Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

- 1. The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property;"**

State how the granting of your variance will not injure other property in the vicinity, nor be detrimental to the public safety, health or welfare:

- "2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;"**

Describe the conditions, unique to the property (NOT the owner), over which you have no control, on which you base this variance request (e.g., parcel size, shape, location, or access; topography; natural features; rivers, streams, cliffs, ravines, etc.):

"3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out."

Explain in detail the unnecessary hardship. This may be a personal or physical hardship, but it must arise out of the unique physical conditions described in 2 above.

"4. The variances will not, in any manner, vary the provisions of the Zoning Ordinance and the County Comprehensive Plan."

Will this variance be consistent with the Comprehensive Plan and the requirements of the Zoning Ordinance? Check with a County Planner if you are unsure of this item.

"5. The variance is necessary for the proper design and function of the subdivision or partition."

Explain how granting the variance is essential to the correct design and functioning of the partition or the subdivision.

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ATTACHMENTS: Please submit all of the following.

1. The "VARIANCE APPLICATION General Information" form.
2. Answers to the above questions.
3. A good measured sketch of your property, showing all existing structures, septic tanks and drainfields, large natural features, roads and driveways, property lines, easements, etc. Don't forget the North arrow and the scale of the drawing.
4. A vicinity map, with North arrow and scale.
5. The application fee.

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