

CITY OF FAYETTEVILLE, ARKANSAS
PLANNING COMMISSION
VARIANCE

FOR STAFF USE ONLY	FEE: \$25.00
Date Application Submitted:	
Date Accepted as Complete:	S-T-R:
Project Number:	PP#:
Public Hearing Date:	Zone:

Please fill out this form completely, supplying all necessary information and documentation to support your request. **Your application will not be placed on the Planning Commission agenda until this information is furnished.**
PLEASE NOTE: THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PLANNING COMMISSION MEETING.

Application:

Indicate one contact person for this request: _____ Applicant _____ Representative

Applicant (person making request):

Representative (engineer, surveyor, realtor, etc.):

Name: _____

Name: _____

Address: _____

Address: _____

E-mail: _____

E-mail: _____

Phone: () _____

Phone: () _____

() _____

() _____

Fax: () _____

Fax: () _____

Site Address / Location: _____

Current Zoning District: _____

Assessor's Parcel Number(s) for subject property: _____

TYPE OF VARIANCE BEING REQUESTED, (check one)

- | | |
|--|---|
| <input type="checkbox"/> Design Overlay District | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Parking and Loading | <input type="checkbox"/> Flood Damage Prevention Code |
| <input type="checkbox"/> Bicycle Rack | <input type="checkbox"/> Outdoor Lighting |
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Landscape Regulations |
| <input type="checkbox"/> Design Standards | <input type="checkbox"/> Other |
| <input type="checkbox"/> Off-site Improvements | |
| <input type="checkbox"/> Buffer Strips and Screening | |

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions of approval.

Name (printed): _____ Date: _____

Signature: _____

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Owners (attach additional info if necessary):

Name (printed): _____ Address: _____

Signature: _____

Date: _____ Phone: () _____

Name (printed): _____ Address: _____

Signature: _____

Date: _____ Phone: () _____

Checklist:

Attach the following items to this application:

- 1. Payment in full of applicable fees for processing the application:
 - \$25.00 before a violation has occurred
- 2. Legal description of property (may be found on deed or current survey of property). A survey may be required if the deed cannot be platted accurately.
- 3. A typed letter addressed to the chair of the Planning Commission addressing the following items:
 - Complete written description of this request (what is proposed by the applicant) including any information pertinent to the variance to be considered by the Planning Commission, and referencing the specific section of the Unified Development Code proposed to be varied.
 - The letter should demonstrate required criteria as required by the Unified Development Code, Chapter

156 Variances. The general requirement for a development variance is that there would be an undue hardship placed on the property owner if the variance is not granted. Some variances have unique criteria to be addressed and considered by the Planning Commission in order to grant a variance. Please consult Planning staff for any necessary information for specific requests.

- 4. Certain variances may require notification of adjacent or surrounding property owners, as determined by Planning staff. Please consult with a planner on whether notification is needed.

- 5. Site plan drawn to scale (1 hard copy and 1 digital copy in PDF format), based on the deed or survey. At minimum, site plans shall include lot boundaries with dimensions, centerline of street(s), Master Street Plan right-of-way(s), utility easements, existing curb-cuts, minimum setbacks, proposed setbacks. Any other drawings (elevations, site cross-sections), material board, or other documents or drawings necessary to fully describe and depict the requested variance shall be supplied at the request of the Planning Division.

Note: No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.