



Park County Planning & Zoning

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Rec. By: _____
Date: _____
Receipt #: _____
App. #: VAR _____

VARIANCE REQUEST APPLICATION (2 pages) Fee: \$400.00*

This application is required to request a variance from one or more requirements in the current *Park County, Wyoming Development Standards and Regulations*. **Submission of this application does not guarantee that a variance will be granted, nor does it constitute permission to proceed with development.** The variance process provides a means to allow flexibility in the regulations when application of certain standards is inappropriate for a specific use or design proposal, or when enforcement of the standard would create a hardship or practical difficulty due to exceptional obstacles associated with the land or site where a particular project is proposed.

*The applicant is responsible for paying mailing fees for neighbor notifications and publication fees for public hearing notices.

APPLICANT INFORMATION:	OWNER INFORMATION (if different from applicant):
Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

PROPERTY INFORMATION:
Physical Address: _____ <input type="checkbox"/> Not addressed
Property ID # or Deed Recording #: _____
Subdivision Name (if applicable*): _____ Lot #: _____
<small>*Please refer to any covenants/agreements/special conditions that may apply to development within the subdivision.</small>

SECTION 1: REASON FOR REQUEST: Explain the reason for the request, including the regulatory requirement that you are seeking relief from: _____

SECTION 2: ENCLOSE THE FOLLOWING: On a separate sheet, explain the reasons and manner in which each of the following findings for granting a variance can be satisfied:
(1) There are special circumstances or conditions which are peculiar to the land, building, or structure for which the variance is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the regulations;
(2) Circumstances or conditions are such that the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land, building, or structure;
(3) Granting of the variance is necessary for the reasonable use thereof; and
(4) Granting of the variance is in harmony with the general purposes and intent of the regulations and will not compromise the integrity of the Land Use Plan. It will not be injurious to properties in the vicinity or otherwise detrimental to the public health, safety and welfare.

SECTION 3: ADDITIONAL REQUIREMENTS FOR FLOOD OVERLAY ZONES: The applicant shall provide an explanation as to how granting of a variance would not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with other local regulations.

SECTION 4: NOTICE OF AIRPORT OVERLAY REQUIREMENTS: For a variance request in an airport overlay district (includes lands subject to flight patterns and air traffic near Yellowstone Regional Airport and Powell Municipal Airport), the applicant shall note the following requirements.

- (1) Airport Board Review: The Airport Board shall review the proposed variance and recommend approval, conditional approval, or denial of a variance to the Board of County Commissioners. The applicant shall include the recommendation of the Airport Board with their application for variance of the Airport Overlay District Regulations.
- (2) Installation of Markers: Any variance approved by the Board shall be so conditioned as to require the owner of the structure or tree in question to permit airport officials of the public airport at their own expense to install, operate, and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

SIGN HERE: *In accordance with Wyo. Stat. §1-2-104, I certify under penalty of false swearing that the foregoing is true and the information provided in this application is accurate and complete. I agree that providing incomplete or inaccurate information may void or delay any and all permits authorized under this application. I further understand that any permit granted under this application by Board of County Commissioners does not approve any continued or future violation of County regulations or State law. I further agree to comply with all County regulations and State laws pertaining to this application and authorize representatives of Park County to enter upon the abovementioned property for site evaluation and inspection purposes before, during and/or after the approval process to ensure compliance. I further acknowledge that if signing on behalf of co-owners, multiple owners, a corporation, partnership, Limited Liability Company or similar entity, the undersigned hereby swear(s) that authorization is given, to the full extent required, with the necessary and appropriate approval, allowing the undersigned to act on behalf of such entity. I understand that proposed roads, easements, utilities, road cuts, access or related actions require me to contact the Park County Public Works Department to discuss special permitting requirements. I also understand that additional permitting may be necessary prior to approval of a variance.*

 Owner's Name (required) Owner's Signature (required) Date

 Applicant's Name (if not the owner) Applicant's Signature Date

BELOW - For office use only

Zoning District (circle one):

GR-M	GR-P	GR-40	GR-35	GR-20	GR-5	RR-2	R-H	C	I	T
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- Planning Area: _____
- In an ag overlay zone? YES NO - If yes, consult ag overlay regs.
- In a flood overlay zone? YES NO - If yes, consult floodplain development reqs. (written notice req. specifically)
- In an airport overlay zone? YES NO - If yes, consult airport overlay regs.
- NOTES: _____

- Date variance request reviewed by BCC: _____ Resolution #: _____
 BCC: APPROVED DENIED - Reason: _____

Staff initials: _____