



Variance Application

200 S. Whitley Drive/P.O. Box 324 Fruitland, Idaho 83619 Phone: 208-452-4946

Rick Watkins, Zoning Administrator
rwatkins@fruitland.org

www.fruitland.org

Beth Earles, Secretary
bearles@fruitland.org

APPLICANT: _____

Address: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____ **E-mail:** _____

FILING CAPACITY:

- Recorded property owner as of _____ (Date)
- Purchasing as of _____ (Date)
- Leasing property as of _____ (Date)
- Authorized agent of any of the foregoing, duly authorized in writing.
(Written authorization must be attached.)

ENGINEER/ARCHITECT:

Name: _____

Address: _____

Telephone: _____ **Fax:** _____ **E-mail:** _____

LEGAL DESCRIPTION OF PROPERTY: *(Attach if necessary)*

DESCRIPTION OF EXISTING USE: _____

ZONE CLASSIFICATION: _____

DESCRIPTION OF PROPOSED VARIANCE: _____

SITE PLAN: *Submit a site plan drawn to scale that shows the property under consideration, the location of all improvements, property lines, setbacks and specific information concerning the requested variance.*

NARRATIVE STATEMENT: *Submit a narrative statement demonstrating that the requested variance conforms to the following standards:*

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zone.
2. That a literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of the ordinance.
3. That special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, structures or buildings in the same zone.

FILING FEE: \$500

All costs for engineer reviews will be billed to the applicant.

APPLICANT'S SIGNATURE: _____ **DATE:** _____

Planning and Zoning Applications

The following processes require a public hearing before the Planning and Zoning Commission before a decision can be made. Some require an additional public hearing before the City Council.

	Planning & Zoning	City Council
Annexation	x	x
Zone Change	x	x
Comprehensive Plan Change	x	x
Conditional Use Permit	x	
Development Agreement	x	x
Variance	x	x
Temporary Use Permit	x	

Each public hearing requires a legal notice to be published in the official legal newspaper for the City of Fruitland and notice sent to all property owners within 300' of the property requesting action.

The Planning and Zoning Commission meets the second Tuesday of each month at 7:00 p.m. at city hall. The City Council meets the second and fourth Monday of each month at 7:00 p.m. at city hall.

The entire process can require thirty to sixty days or more depending on the action required and whether complications may arise.