



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received _____ \$50.00 Fee (Non-Refundable) _____
(Exact cash or check only)

IT IS APPLICANT’S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN’T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name _____ Date _____

PROPERTY OWNER INFORMATION

Name of Property Owner _____
(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: _____ City: _____ State: _____ Email: _____

Physical Address: _____ City: _____ State: _____

Phone Number (H) _____ (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: _____

Present Zoned Classification: _____

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES NO

YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING

INITIAL _____

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: _____

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature: _____ Date: _____

	Yes	No	N/A
1. Is site located within the City Limits?	_____	_____	_____
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	_____	_____	_____
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	_____	_____	_____
4. Will the location be served by a fire protection?	_____	_____	_____
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	_____	_____	_____
6. Is property within a designated flood hazard area?	_____	_____	_____
Flood zone classification _____ bfe _____ ft.			

Variance Applicant fee:

Application fee \$50.00

If Resolution/Ordinance is adopted, it shall be filed with Clerk of Court. Their fees are as follows:

1-5 pages		\$105.00
6-25 pages		\$205.00
Maps/Plats	1 pg	\$125.00

Ordinances with Plat

Ordinance filed in Conveyance Book

Plat filed in Plat Book

Plats larger than 8 1/2 x 14 is \$20.00 more

The BZA criteria are as follows:

- 1. 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 zoning district.**
- 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed [Pg 4] by other properties in the same district under the terms of this Ordinance.**
- 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.**
- 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.**
- [HN6] 5. The variance, if granted, will not alter the essential character of the locality.**
- 6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**
- 7. The purpose of the variance is not based exclusively upon [**8] a desire to serve the convenience or profit of the property owner or other interested party(s) [sic].**
- 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**
- 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.**