



City of Fort Morgan

Variance Request Checklist

- A completed, signed and notarized Land Use Application for a Variance Request.
- Documentation showing that to the extent applicable, the following criteria is met pursuant to ***Chapter 20, Article 3, Sec. 20-3-150 of the Fort Morgan Municipal Code***.
 1. Evidence that current regulations are an unnecessary “hardship”.
 2. Evidence that conditions are unique to the land unlike other land in the zoning district.
 3. Evidence that current regulations would deprive reasonable use of the land.
 4. Evidence that unique conditions are not the result of actions of the applicant prior to the adoption of the regulations.
 5. Evidence that the variance request will not be detrimental to the public health, safety or welfare; or alter the character of the neighborhood.
 6. Evidence that there is no reasonable use of the property without the variance.
 7. Evidence that the variance will not have an adverse effect to adjacent properties.

In granting a variance, the Board may attach conditions necessary to protect affected property owners and to preserve the intent of this Chapter. In considering any variance, the applicant and the Zoning Board of Appeals must bear in mind that, unless great caution is used and variances are granted only in proper cases, the whole fabric of City-wide zoning will be worn through in spots and raveled at the edges until its purpose in protecting the property values and securing the orderly development of the community is completely thwarted. For this reason, variances should be granted only sparingly and with great caution since they tend to impair sound zoning.

- Provide an 8½” x 11” or 11” x 17” drawing/site plan showing the existing and proposed setbacks, property lines, and any other features that graphically depict the variance request.

Return the application, documentation and drawing(s), along with the appropriate fee to the City of Fort Morgan Planning & Zoning Department located at 710 E. Railroad Ave. or mail to P.O. Box 100, Fort Morgan, CO 80701.

****Please feel free to contact the Planning & Zoning office at 970-370-6574 or the Director of Utilities and Public Works at 970-370-6558 prior to submittal if assistance is needed.***