



OFFICE OF
KANE COUNTY
LAND USE AUTHORITY

PROCEDURES TO REQUEST A VARIANCE

The following requirements shall be met in order to request a Variance from the Appeal Authority.

1. Aggrieved party has ten (10) calendar days, from receipt of written decision, to file an application for a Variance. The application may be obtained from the Kane County Building department and/or the Land Use Authority Administrator, or on the Kane County web-site.
2. Present a Development Plan. This plan is to show the proposed or existing buildings, fences, landscaping, etc. In addition, it will have the public roads, any unusual terrain or anything of a mitigating nature.
3. Pay the required fee - \$200.00
4. Appear before the Appeal Authority.

The Appeal Authority may approve, modify and approve or deny the Variance Request. He shall base his decision on the following three criteria:

1. The use is necessary or desirable and will contribute to the general well-being of the community.
2. The use will not be detrimental to the health, safety or general welfare of persons living or working in the vicinity, or injurious to property or improvements in the vicinity.
3. The use is in harmony with the intent of the Master Plan and the zone in which it is located.

If the Appeal Authority denies the Variance Request, you may appeal to any court of competent jurisdiction; provided petition for such relief is presented to the court in writing within thirty (30) days after the filing of such decision in the office of the Appeal Authority.

180 WEST 300 NORTH, KANAB, UTAH 84741
Phone (435) 644-4901 or (435) 644-4966 • e-mail: planning@kanab.utah.com

Fee: _____
Paid: _____

APPLICATION FOR VARIANCE

Owner Name: _____ Date: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

LOCATION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY: _____

CURRENT ZONE: _____

INTENDED USE AND REASON FOR VARIANCE: _____

Signature of owner
or authorized representative _____

A variance may be revoked upon failure to comply with the conditions imposed with the original approval of the permit.

Appeal Authority Action: APPROVE _____ DENY _____

COMMENTS _____

Appeal Authority _____ Date _____