

VARIANCE NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

PASCO COUNTY

APPLICATION FOR ZONING OR SIGN VARIANCE

**A variance is a granting of relief from the requirements of the Land Development Code.**

The undersigned owner(s) of the following legally described property have formally requested consideration of a variance in accordance with the provisions of the Florida Statutes and the Pasco County Land Development Code, Section 407.

It shall be the responsibility of the petitioner, or her/his legal agent of record, to provide all information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the adjustment being considered. **No application for review shall be deemed complete until all required information is provided.**

1. Project Name (If Applicable): \_\_\_\_\_

2. Project No. (If Applicable): \_\_\_\_\_

3. Name of Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

4. Name of Developer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

5. Name of Agent, if applicable: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

(attach completed Agent of Record)

Location Description or Address: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

Present Zoning District: \_\_\_\_\_

**REASONS FOR REQUEST FOR VARIANCE:**

**Using a separate application for each request, please answer the following. If additional space is needed, attach extra pages to the application.**

1. Describe the variance requested:

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2. State the specific section of the Land Development Code for which the variance is requested:

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3. Demonstrate compliance with **all of the following**:

The Planning Commission shall grant a variance from the terms or requirements of the County's land development regulations when the Planning Commission finds, based on the application submitted and the substantial competent evidence presented at the public hearing, that the variance request complies with all of the following:

(Provide a brief explanation of how your request complies with **all of the following**.)

a. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

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b. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application, except that physical handicaps or disability may be considered where relevant to the request.

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c. The alleged hardship has not been created by any person presently having an interest in the property or was created as a result of a bona fide error.

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d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

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e. The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

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f. The variance granted is the minimum variance that will make possible the reasonable use of the property.

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g. The property cannot be put to a reasonable use which complies fully with the requirements of this Code unless the variance is granted.

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h. If applicable, the requested variance satisfies the criteria established in this Code for the requested variance.

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If the Planning Commission determines that there is a lack of substantial, competent evidence demonstrating compliance with the criteria for approval, the Planning Commission shall deny the variance request.

4. All variance applications that affect site conditions shall be accompanied by site plans depicting the site conditions with the granting of the variance and without the granting of the variance.

**ADDITIONAL ITEMS REQUIRED FOR VARIANCE:**

1. Two signed and sealed legal descriptions and sketches or property survey (by a registered surveyor) to be supplied at the time of application. \_\_\_\_\_
2. Copy of Warranty Deed \_\_\_\_\_

3. Copy of Last Year's Paid Tax Bill \_\_\_\_\_
4. Notarized Agent of Record Letter (if applicable) \_\_\_\_\_
5. Is this application the result of a Notice of Violation? \_\_\_\_\_ If so, please attach a copy of the notice.

**APPLICATION FEE:**    **Zoning Variance:**            **\$1000.00 plus \$25.00 Technology Fee**  
   **Sign Variance:**                            **\$1600.00 plus \$25.00 Technology Fee**

**Please make checks payable to Pasco County Board of County Commissioners**

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

DATE: \_\_\_\_\_

APPLICANT'S SIGNATURE(S): \_\_\_\_\_

APPLICANT'S REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**ADDITIONAL CRITERIA FOR SIGN VARIANCES**

In addition to the criteria required above, **all of the following** shall also be met for the approval of a sign variance:

(Provide a brief explanation of how your request complies **with all of the following**.)

1. Signs must be compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Variance is necessary to relieve practical difficulty and unnecessary hardship, caused by unique physical or topographic circumstances or conditions of design. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

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\_\_\_\_\_

3. The location and placement of the sign will not endanger motorists.

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4. The sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance.

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5. The sign will not unreasonably, significantly, or materially obstruct views of users of adjacent buildings to side yards, front yards, or to open space.

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6. The sign will not negatively impact the visual quality of a public open space used as a public recreation facility, square, plaza, courtyard, or the like.

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7. The sign is compatible with building heights of the existing neighborhood and does not impose a foreign or inharmonious element to an existing skyline.

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8. The sign's lighting will not cause hazardous or unsafe driving conditions for motorists.

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9. The sign is not a prohibited sign listed in this Code, Section 406.1.3.

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10. The sign is not a billboard or an off-site sign.

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**AGENT OF RECORD LETTER**

TO THE PASCO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND PLANNING COMMISSION.

I (We), \_\_\_\_\_ hereby designate and appoint \_\_\_\_\_ as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal, or site development application and applicable public hearing for application/project application and public hearing processes.

My (our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
APPLICANT/OWNER

\_\_\_\_\_  
PRINTED NAME OF APPLICANT/OWNER

\_\_\_\_\_  
APPLICANT/OWNER

\_\_\_\_\_  
PRINTED NAME OF APPLICANT/OWNER

\_\_\_\_\_  
APPLICANT'S(S) REPRESENTATIVE

\_\_\_\_\_  
PRINTED NAME OF REPRESENTATIVE

\_\_\_\_\_  
REPRESENTATIVE'S ADDRESS

\_\_\_\_\_  
REPRESENTATIVE'S E-MAIL ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP CODE

\_\_\_\_\_  
TELEPHONE NUMBER

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ (date) by \_\_\_\_\_ (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

Seal: \_\_\_\_\_

**NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**