Cascade County Zoning Application for Variance/Appeal

CASCADE COUNTY PLANNING & GIS DEPARTMENT
121 4TH ST NO, STE 2H/I, GREAT FALLS MT 59401
PHONE: 406-454-6905 | FAX: 406-454-6919
EMAIL: PLANNINGCOMMENTS@CASCADECOUNTYMT.GOV | www.cascadecountymt.gov

$50.00-$500.00 Non-Refundable Application Fee Payment: ☐ Check (#) _____ ☐ Cash ☐ Electronic Payment

OFFICE USE ONLY

☐ Variance-$500.00
☐ Minor Variance-$50.00
☐ Appeal-$500.00

Date of Zoning Board of Adjustment (ZBOA) Decision:_____
Date of ZBOA Public Hearing:_____

Date Application Received: _____
Application No.: _____
Associated Application No.: _____

Decision:_____
Date of Final Approval:_____
Approved by (Zoning Administrator/ZBOA): _____

Applicant/Agent_____ Mailing Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Owner(s) if different from applicant: _____ Mailing Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Property Address: _____ Sec_____ T_____ R_____

Lot(s) _____ Blk_____ Geo Code: _____ Parcel #_____

Please take notice that the undersigned was denied a permit and seeks a variance, or an appeal of the Zoning Administrator's decision related to the following activity:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

FOR VARIANCE REQUEST ONLY

(may attach documentation)

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance. (A variance is authorized only for height, area, and size of the structure, size of yards and open spaces, signage, landscaping, or as otherwise specifically provided for in the Cascade County Zoning Regulations. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or adjoining zoning districts.)

1) Explain how this variance request from the Cascade County Zoning Regulations will not be contrary to the public interest.

_____
_____
_____
_____
_____
_____

2) Describe where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the regulations would result in an unnecessary and undue hardship.

_____
_____
_____
_____
_____
_____

3) The spirit of this Section would be observed, and substantial justice is done by granting this variance.

_____
_____
_____
_____
_____
_____

FOR APPEAL REQUEST ONLY

(may attach documentation)

Describe the alleged error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of these regulations.

Owner/Applicant's Signature: _____ **Date:** _____