

Variance Request Application

City of Eupora

390 Clark Ave
Eupora, Mississippi 39744
662.258.2291

Email: euporapublicworks@gmail.com



APPLICANT INFORMATION

Name: _____ Phone: _____
Company Name: _____
Address: _____
Email: _____

OWNER INFORMATION

Name: _____ Phone: _____
Address: _____
Email: _____

PROPERTY INFORMATION

Property Address: _____
Parcel Number: _____ Zoning District: _____
Existing Use: _____ Proposed Use: _____
Is Property in a Historic District: Y/N _____

PROJECT DESCRIPTION

Provide Details of the Proposed Project: _____

The following information must be submitted with the completed application and fee:

- Plat of the Property *(may be obtained from the Webster County Chancery Clerk)*
- Copy of Deed & Legal Description of the Property
- Sketch, Layout, Elevation, photos, or other renderings of the Variance Request.
- Site Plan *(1 Copy)*
- Completed Application
- Variance Request Fee *(\$100 residential; \$200 commercial)*
- Cost of Notification(s) and Mailings *(zoning administrator will inform applicant of these costs)*

City of Eupora Zoning and Building Ordinance – Section 5.7 Special Exceptions:

Variances are generally dimensional in nature, including, but not limited to: buildings, fences, and accessory structure setbacks, sign setbacks, lot area, parking lot dimensions, and building height requirements.

The Planning Commission / Board of Aldermen may authorize in specific cases such variances from the provisions of this ordinance that will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship depriving the owner of the reasonable use of land or buildings involved. The variance shall not have the effect of allowing in any district uses prohibited in that district.

No variance from any provision of this ordinance shall be granted unless it is found that all the following facts and conditions exist:

- (1) Special circumstances exist which are peculiar to the land or structure involved and are not applicable to other lands or structures in the same district.*
- (2) Strict application of the provisions of this ordinance would deprive the applicant of rights and use of the land commonly enjoyed by other properties in the same district.*
- (3) The special circumstances are not the result of actions of the applicant.*
- (4) Granting of the variance will not confer on the applicant any privilege denied by this ordinance to other lands or structures in the same district.*

The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

Property Owners Signature: _____ **Date:** _____

(if applicant is not property owner)