



SOLDOTNA

**Application for  
ZONING VARIANCE**

City of Soldotna  
Economic Development + Planning  
177 N. Birch Street  
Soldotna, AK 99669  
907-262-9107  
www.soldotna.org  
planning@soldotna.org

OWNER/PETITIONER		PETITIONER REPRESENTATIVE (IF ANY)	
Name:		Name:	
Mailing Address:		Mailing Address:	
Phone Number:		Phone Number:	
Fax:		Fax:	
Email:		Email:	

PROPERTY INFORMATION
Parcel ID Number:
Physical Address:
Legal Description:
Describe the reason for the variance request:
Zoning:

DOCUMENTATION
Required Attachments: <ul style="list-style-type: none"> <li>- Site Plan Drawing(s)</li> <li>- \$265 Fee (Includes sales tax)</li> <li>- Tax Compliance Certificate for Property Owner(s) and Contractor(s)</li> </ul>

**AUTHORITY TO APPLY FOR VARIANCE:**

I hereby certify that all the information contained in the application is true and correct. I certify that I am or I have been authorized to act for (written permission from the property owner required) the owner of the property described above and that I petition for a zoning variance in conformance with Title 17 of the Soldotna Municipal Code. I understand that payment of the application fee is nonrefundable and does not ensure approval of this application. I also understand that any assigned hearing dates are tentative and may have to be modified for administrative reasons.

Date	Signature (Representatives must provide written proof of authorization)		
Accepted by:	Fee:	Tentative Hearing Date:	Resolution No.:

**VARIANCE STANDARDS (SMC 17.10.410)**

The Planning and Zoning Commission may only grant the variance request if the commission finds that all of the following 8 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. Please feel free to attach additional sheets as necessary.

1. Granting of the variance shall be in harmony with the general provisions of the zoning code and with the Comprehensive Plan;

2. Special conditions or circumstances exist which are peculiar to the land or structure(s) involved which do not apply to other lands or structures in the same zoning district;

3. The special conditions or circumstances have not been caused by the actions of the applicant and such conditions or circumstances do not merely constitute financial hardship or inconvenience;

4. Granting of the variance shall not result in material damage to other properties in the neighborhood nor otherwise be detrimental to the public health, safety, or welfare;

5. Granting of the variance shall represent the minimum action necessary to allow the reasonable use of the land or structure(s);

6. Granting of the variance shall not permit a principal use that is not otherwise permitted in the zoning district;

7. Granting of the variance shall not be based upon other non-conforming land uses or structures within the same zoning district;

8. The applicant is current in the payment of any sales tax to the City or Borough as certified by the Borough Finance Department in a Tax Compliance Certificate.