



Town of Mead

441 Third Street
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Mead, CO 80542

970-535-4477
www.townofmead.org

VARIANCE BOARD OF ADJUSTMENT REVIEW

Project Name _____

Project Address and Legal Description _____

Public Hearing Date _____

*To grant a variance to the Town Land Use Code, the Board of Adjustment shall find that
ALL the following have been satisfied:*

_____ That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property;

_____ That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the Town Land Use Code;

_____ That due to such unique physical circumstances or conditions, the strict application of the Town Land Use Code would create a demonstrated hardship;

_____ That the demonstrable hardship is not self-imposed;

_____ That the variance, if granted, will not adversely affect the proposed development or use of adjacent property or neighborhood;

_____ That the variance, if granted, will not change the character of the zoning district in which the property is located;

_____ That the variance, if granted, is in keeping with the intent of the Town Land Use Code; and

_____ That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Town.

The Board of Adjustment shall **NOT** grant a variance to the Town Land Use Code, which:

_____ Permits a land use not allowed in the zoning district in which the property is located; or

_____ Is in the public right-of-way or on public property; or

_____ Alters any definition of the Town Land Use Code; or

_____ Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the Town Land Use Code; or

_____ Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to of the Town Land Use Code; or

_____ Is based exclusively on findings of personal or financial hardship. Convenience, profit or caprice shall not constitute undue hardship.