

Planning & Zoning

415 West University Drive Edinburg,
Texas 78539
(956) 388-8202



Zoning Variance Application

ENERGOV CASE # _____

Property Owner Name: _____

Owner Contact Information

Mailing Address: _____
Street Address City/State Zip Code

Phone (Home): _____ (Work): _____ (Cell): _____

Email: _____

Agent/Applicant Name (if different than Owner): _____

Applicant Contact Information

Mailing Address: _____
Street Address City/State Zip Code

Phone (Home): _____ (Work): _____ (Cell): _____

Email: _____

Property Address for Variance: _____

Street Address City/State Zip Code

Property Legal Description: _____

Lot Block Subdivision

Present Property Zoning: _____ **Property ID#:** _____

Nature of Request (cite all applicable issues needing variance):

Reason for Appeal

Variance will not be granted to relieve personal hardships, to accommodate conditions created by the owner or applicant, and will not be based solely on economic gain or loss. However, if there are circumstances the applicant wishes to be known to the Zoning Board of Adjustment, please list below. Attach additional pages if necessary. Information provided here is not required and does not guarantee approval of this request.

OFFICE USE ONLY:

UDC Section(s) Requiring Variance: _____

Reviewed by: _____ Date: _____

Zoning Variance Application

Review Criteria

Please read carefully and check all of the following that apply.

There are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography that are not applicable to other lands or structures in the same district.

The need for a Variance or the extraordinary and exceptional conditions do not result from the actions of the owner or applicant.

Granting the Variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

A literal interpretation of the provisions of this UDC would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.

Granting of the Variance will be in harmony with the general purpose and intent of this UDC and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Variance requested is the minimum variance that will make possible a permitted use of the land, building, or structure.

The Variance will not permit a use of land, building, or structure that is not otherwise permitted in the applicable district.

The Variance will not permit an intensity of use of land that is not permitted in the applicable district.

As owners or agents for the above described property, I (we) hereby request a hearing before the City of Edinburg Zoning Board of Adjustment.

Signature: _____ Date: _____

Owner/Agent's Name (Please Print): _____

OFFICE USE ONLY

\$450 Application Fee: _____ Payment Received by: _____
Receipt No. _____

Application deadline: _____ ZBA Hearing date: _____

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- **\$450 FEE (NON-REFUNDABLE)**
 - **\$40 check or money order, payable to Hidalgo County Clerk, for recording or ZBA's order if approved (returned to applicant if not approved)**
 - ***Submit site plan or sketch***
 - ***Submit survey or blueprint, if applicable***
 - ***Submit letter(s) of support and other documentation if applicable***