

**17.06.020 Powers and duties. (CURRENT)**

B. Variances.

2. In making its decision on a variance application, the Board shall consider the following:

- a. Hardship. The proposed variance overcomes a non-self-imposed hardship resulting from unique physical limitations of the property and/or design constraints that render alternative designs unreasonable.
- b. Harm. The proposed variance will not harm adjacent property nor will be detrimental to the public health, safety and welfare.
- c. Harmony. The proposed variance is in harmony with the character of the neighborhood, the Zoning District, and the Town of Castle Rock Comprehensive Plan and/or will not be a grant of a special privilege.

**17.06.020 Powers and duties. (PROPOSED)**

B. Variances.

2. In making its decision on a variance application, the Board shall consider the following and find:

- a. The strict enforcement of the provisions of this Code will result in practical difficulties or unnecessary hardship to the applicant, inconsistent with the intent and purpose of this Code;
- b. The practical difficulties or unnecessary hardship were not created by the applicant;
- c. Unique physical conditions or exceptional topography exist on the subject property and similar unique conditions do not exist on neighboring properties;
- d. The property is unable to be reasonably developed in conformity with the provisions of this Code due to unique physical conditions or exceptional topography;
- e. The variance, if granted, will not substantially alter the character of the neighborhood in which the property is located, or impair the use or development on adjacent property;
- f. The variance, if granted, will not create an adverse effect on public health, safety and welfare or cause harm to adjacent properties.