

**7.5.801: PURPOSE:**

In establishing the provisions of this part, the City Council hereby finds and determines that there may be exceptional or extraordinary circumstances or conditions which are applicable to properties within the City, or to the intended uses of properties within the City that do not generally apply to the property or class of uses in the same zone district, and such that denial of an application for relief would result in an inability to reasonably utilize property. Therefore, it is necessary to provide for such extraordinary relief in the form of nonuse variances and use variances. In reviewing such applications for variances, the burden shall be upon the applicant to meet the criteria set forth in this part. (Ord. 85-136; Ord. 91-30; Ord. 94-107; Ord. 01-42)