COMMUNITY DEVELOPMENT

VARIANCE REQUEST & ZONING ORDINANCE APPLICATION

This application must be completed by the petitioner and /or their agent requesting the variance from the zoning ordinance and provide all required support material.

Date application filed: _____

Name of Applicant: _____
Address of Applicant: _____
_____

Name of Property owner if different from applicant: _____
Address of property owner: _____
_____

Address of property for variance: _____
_____
Parcel ID Number: _____ Size of lot: _____
Present use of property: _____
Present zoning district of property: _____
Amount of variance requested: _____

PART I

List all adjoining property owners to the property requesting variance.

NAME **ADDRESS**

_____
_____
_____
_____
_____

_____
_____
_____
_____
_____
_____
_____

PART II

Establishment of a Hardship
And other Factors Relevant to
The Granting of a Variance

The Board of Zoning Appeals does not have unlimited discretion in the granting of a variance. Before granting a variance, the Board must answer the following questions to reach a conclusion. The questions are as follows:

1. Are there special circumstances or conditions to this property that do not generally apply in the district?

2. Will this variance allow a use otherwise excluded from this particular district?

3. Will the strict application of the ordinance deprive the applicant of any reasonable use of the property? Mere loss in value shall not justify a Variance; there must be a deprivation of beneficial use of land.

4. Will the granting of this variance be in harmony with the general purpose and intent of the zoning ordinance and will it be injurious to the neighborhood or detrimental to the public welfare or in conflict with the comprehensive plan for development?

5. Is there a restrictive reason for granting this variance such as the topography of the lot, or an irregular shaped lot?

In relation to the above questions please answer the following questions.

1. If a variance is granted will the use of the property change? If so what will the use will the property become?

_____
_____
_____
_____
_____

2. If the variance is denied what loss of property use will occur or be deprived to the owner?

3. In your opinion if a variance is granted will it set precedence for any future variances that might be requested?

4. Does the lot have an irregular shape or have a topographic issue? If yes explain:

Explain the circumstances that have brought this variance request (give all details and reasons or other actions needed to explain the request).

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PART III

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED IN THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE: _____

PART IV

The applicant shall provide the following information along with this application:

1. An accurate sketch of the property showing the location of all structures on the property.
2. A sketch or plat showing all surrounding properties (this can be obtained from the County Tax Assessor's Office).
3. A plan that shows the requested variance with all setback requirements required for that zoning district.
4. Any other material that the applicant needs to submit to help explain the variance request.

THERE IS A $135.00 FEE FOR THE VARIANCE REQUEST. THIS FEE MUST BE PAID BEFORE THE MEETING WILL BE SCHEDULED.

Make all checks payable to the City of Athens.

PART V

To be completed by the Building Official.

1. Section of the Zoning Ordinance involved with the request:

_____
_____
_____
_____
_____
_____

2. Present Zoning for the district for the requested variance.

_____
_____
_____

3. Recommendation from the Building Official for this request.

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Building Official Signature: _____
Date: _____

Board of Zoning Appeals Hearing: _____

Board of Zoning Appeals Decision: _____
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