

Board of Zoning Appeals Application for Variance

https://www.harrisonburgva.gov/zoning

A variance in the yard and lot area requirements in any district as to relieve practical difficulties or particular hardships in cases where by reason of exceptional narrowness, shallowness, size or shape of a specific piece of property at the time of the effective date of this chapter or where by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property, or the use or development of property immediately adjacent thereto, the strict application of the terms of this chapter would effectively prohibit or unreasonably restrict the utilization of the property.

		PROPERTY	INFORMATION
		TROTERTT	INFORMATION
Property Address			Tax Map Parcel/ID
		PROPERTY OW	NER INFORMATION
Property Owner Name			Telephone
Mailing Address			E-Mail
City	State	Zip	
	APPLICANT	INFORMATION (IF D	IFFERENT FROM PROPERTY OWNER)
Applicant Name			Telephone
Mailing Address			E-Mail
City	State	Zip	
			E REQUESTED
Nature of Request (e.g. lot area, lot width, setback):		Code Section	Variance Requested

HOW THE BOARD OF ZONING APPEALS EVALUATES CASES

Per Section 15.2-2309 of the Virginia State Code to grant a variance, the BZA shall make specific findings based on the evidence before it that the application satisfies all of the following enumerated requirements:

- The strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property.
- 2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
- 3. The authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.
- 4. The property for which the variance is being requested was acquired in good faith.
- 5. Any hardship was not created by the applicant for the variance.
- 6. The relief or remedy sought by the variance application is not available through any other process available in this chapter such as modifications to this chapter or through approval of a special use permit.

VARIANCE QUESTIONNAIRE

he Board of Zoning Appeals can grant a variance only if the applicant proves certain legal requirements have been met. The ollowing questions are intended to help the applicant show that granting a variance is appropriate. Please answer all five uestions as completely as possible. Attach additional pages if necessary.					
1. How does the zoning ordinance unreasonably restrict the use of this property?					
2. What physical conditions of the property make the variance necessary?					
3. Was the hardship created by the applicant?					
4. Is the condition or situation unique to this property, or is it common among other property in the area?					
5. How would this variance affect the practical use or character of the neighborhood?					

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Last Updated: September 9, 2022

		REQUIRED ATTACHMENTS			
* * *		•	on of the proposed improvement to existing or , or other person duly authorized by the State of		
information) is accurate and true employees of the City of Harrise	ue to the best of i onburg to enter i	ny knowledge. In addition, I here the above property for the purpo.	the attachments provided (maps and other eby grant permission to the agents and ses of processing and reviewing this ested by the City on any property.		
Signature:					
Pr	operty Owner		Date		
Signature:					
(if differen	Applicant nt from Property	Owner)	Date		
	For Bo	OARD OF ZONING APPEALS USE	EONLY		
Approved	Denied —	Conditions Attached	Withdrawn ——		
Recording Secretary			Date:		
Chairman			Date:		
	O BE COMPLI	ETED BY PLANNING & ZON	ING DIVISION		
		-			
Date Form Received			Form Received By Application Fee: \$300		