



City of Elizabethton
 Department of Planning and Development
 136 South Sycamore Street
 Elizabethton, TN 37643
BOARD OF ZONING APPEALS

BZA _____
 Main 423-542-1508
 Fax 423-547-7448
 www.elizabethton.org

Application for Variance

Property Address: _____ Current Zoning: _____

Tax Map Number _____ Group _____ Parcel Number _____

Request for variance in order to build _____

fill in only the line(s) that apply to your request(s)	Code Section	Applicant has	Code requires	Variance requested
Total area	14-401			
Lot width	14-401			
Front yard setback	14-401			
Minimum side yard setback	14-401			
Rear yard setback	14-401			
Public street frontage	14-205 (2)			
other (write in)				

*** Six copies of a plan must be submitted with this application, showing size and location of the lot, dimensions and location of the proposed building or structure, and the dimensions and location of the existing structures on the lot.**

Applicant:	Representative:
Address:	Address:
Phone: Fax:	Phone: Fax:
email:	email:

REASONS FOR VARIANCE

Property Location: _____

If strictly adhered to , the City Code Sections cited above would cause unnecessary hardship as follows:

1 My use of the property would be prohibited or unreasonably restricted because of the:

- exceptional narrowness, shallowness, size or shape of the property existing at the time the ordinance became effective
- or
- exceptional topographical conditions or other extraordinary situation or condition of the property

State **specifically** the reason/conditions affecting this property.

2 A **clearly demonstrable hardship*** would result if a variance is not granted. Specify the hardship that would result from strict application of the ordinance.

*Note: This must be a case in which there is not a reasonable return from and reasonable use of the property financial burden or added cost in complying with the ordinance is not a hardship under the law.

3 Authorizing this variance will not result in substantial detriment or adverse impact to adjacent property.

Correct

Incorrect

4 The granting of the variance will not substantially impair the intent and purpose of the Zoning Ordinance and the zoning plan.

Correct

Incorrect

Additional comments or justification may be attached on a separate sheet.

I hereby certify that all of the statements and information contained herein are, to the best of my knowledge, complete and correct. By signing this application, the owner authorizes the Board of Zoning Appeals and City employees to enter the property during the normal discharge of their duties in regard to this request. I (we) agree to comply with any conditions for the variance required by the BZA.

Date: _____

Owner's Signature

Print Name

Application Fee: \$ 75.00 _____

Revised June 28, 2018