CITY OF ST. MARYS, GEORGIA

VARIANCE APPLICATION

V

APPLICANT: READ PART A COMPLETELY, THEN ANSWER EACH ITEM IN PART B. PLEASE PRINT OR TYPE. DO NOT WRITE IN PART C. PLANNING STAFF WILL HELP YOU, IF NECESSARY. YOU MUST FILE THIS APPLICATION AND ALL REQUIRED MATERIALS WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 30 DAYS BEFORE THE PLANNING COMMISSION MEETING AT WHICH IT WILL BE CONSIDERED.

PART A GENERAL INFORMATION

YOU ARE ENCOURAGED TO READ APPLICABLE SECTIONS OF THE ZONING ORDINANCE IF YOU ARE REQUESTING A ZONING VARIANCE, AND THE SUBDIVISION REGULATIONS IF YOU ARE REQUESTING A VARIANCE. SINCE ZONING VARIANCES ARE MUCH MORE COMMON AND REQUIRE A PUBLIC HEARING, THEY ARE THE ONLY ONES DESCRIBED IN THIS PART.

A VARIANCE IS A "LOOSENING" OF THE REQUIREMENTS OF THE ZONING ORDINANCE TO RELIEVE A HARDSHIP. A VARIANCE CAN ONLY BE GRANTED BECAUSE A HARDSHIP BEYOND YOUR CONTROL IS BEING CAUSED BY A DIMENSIONAL REQUIREMENT, THAT IS, ONE DEALING WITH DISTANCE, AREA, HEIGHT OR SOME OTHER DIMENSION OF YOUR LAND OR BUILDING. PLEASE NOTE THAT A VARIANCE DOES NOT ALLOW YOU TO START A NEW USE IN A ZONING DISTRICT WHERE IT IS PRESENTLY NOT PERMITTED. IN OTHER WORDS, YOU COULD NOT PUT A GROCERY STORE IN A RESIDENTIAL NEIGHBORHOOD.

ONCE YOU HAVE FILED A COMPLETE APPLICATION WITH THE COMMUNITY DEVELOPMENT DIRECTOR, YOUR REQUEST WILL BE ADVERTISED AND A LETTER WILL BE SENT TO THE ADJACENT PROPERTY OWNERS. THE PLANNING COMMISSION WILL THEN HOLD A PUBLIC HEARING. AT THE MEETING YOU WILL TELL THE PLANNING COMMISSION WHY YOU NEED THE VARIANCE AND YOUR NEIGHBORS MAY ASK QUESTIONS AND MAKE COMMENTS. THE PLANNING COMMISSION WILL THEN MAKE A DECISION ABOUT THE VARIANCE. THE VARIANCE IS VALID FOR ONE YEAR. IF YOU DISAGREE WITH THE DECISION, YOU HAVE 15 DAYS TO FILE AN APPEAL TO THE CITY COUNCIL. THE PLANNING DIRECTOR CAN PROVIDE YOU WITH THE INFORMATION AND FORMS FOR THIS STEP.

PART-B APPLICANT ONLY

1. THIS IS AN APPLICATION ASKING THE ST. MARYS COMMUNITY DEVELOPMENT DEPARTMENT TO GRANT A VARIANCE FROM THE REQUIREMENTS OF THE (CHECK ONE): ( ) ZONING ORDINANCE ( ) SUBDIVISION REGULATIONS
2. NAME: _____ PHONE: _____
   ADDRESS: _____
3. LOCATION OF PROPERTY: STREET _____
   PARCEL NO. _____ LOT NO. _____ ZONING MAP NO. _____
4. THIS LAND IS ZONED: ( ) R-1 ( ) R-2 ( ) R-3 ( ) R-4 ( ) R-5 ( ) MH ( ) PD ( ) C-1
   ( ) C-2 ( ) C-3 ( ) H ( ) I-L ( ) I-G ( ) I-A ( ) CP ( ) FH
5. PLEASE DESCRIBE THE TYPE OF VARIANCE YOU NEED. EXAMPLE: REDUCTION OF FRONT YARD SETBACK FROM 25 FT TO 18 FT.
   _____
6. ALL THE FOLLOWING POINTS MUST APPLY TO YOUR SITUATION FOR THE VARIANCE TO BE GRANTED. DESCRIBE HOW YOU MEET EACH "TEST."
   A. SPECIAL CONDITIONS OR CIRCUMSTANCES OVER WHICH I HAVE NO CONTROL, AFFECT MY PROPERTY.
   _____
   B. BECAUSE OF THE SITUATION, I DO NOT HAVE THE SAME PROPERTY RIGHTS AS MY NEIGHBORS OR AS OTHER PROPERTY OWNERS IN THE SAME ZONING DISTRICT DO. _____
   _____
   _____
   C. THE VARIANCE WOULD NOT SIGNIFICANTLY DEFEAT THE PURPOSES OF ANY CITY PLAN, POLICY ORDINANCE
   _____
   _____
   D. THIS IS THE MINIMUM VARIANCE WHICH WOULD RELIEVE MY HARDSHIP. _____
   _____
7. IN THE CASE OF A ZONING VARIANCE, ATTACH THESE TO THIS APPLICATION:
   A) A SIMPLE MAP SHOWING LOCATION OF THE PROPERTY, ITS DIMENSIONS, LOCATION OF EXISTING AND PROPOSED STRUCTURES, AND THE NEAREST PUBLIC ROAD.
   B) A LIST OF NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS.
8. SIGNED: _____ DATE: _____

1. DATE COMPLETE APPLICATION WAS FILED: _____
2. LIST OF ATTACHMENTS ( ) SIMPLE MAP ( ) NAMES/ADDRESSES OF ADJACENT PROPERTY OWNERS ( ) FINAL PLAT
   ( ) PRELIMINARY PLAT ( ) OTHER _____
3. PUBLIC HEARING (IF ZONING VARIANCE) DATE APPLICANT WAS NOTIFIED: _____