



# BOARD OF ZONING APPEALS (BZA) APPLICATION – VARIANCE REQUEST

## GENERAL INFORMATION

Applicant Information: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Map Group/Parcel#: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_  
Owner of Subject Property (If different than applicant above) Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## VARIANCE REQUEST

**\*\*Survey required with application\*\***

**\*\*\*\*\*If the answer is not yes, the application will not be considered complete.\*\*\*\*\***

1.) Is there a hardship with the shape, size, or topography of the lot? Please describe:

\_\_\_\_\_  
\_\_\_\_\_

2.) Variance requested: (Must be minimum needed to relieve hardship)

\_\_\_\_\_  
\_\_\_\_\_

***\*Attach letter detailing the request if needed\****

Please read the findings of fact on the next page per the request:

**\*Please respond to each finding as if pertains to requested appeal\***

Per 4.4.5 (Findings of Fact) in the City of Hendersonville Zoning Ordinance:

1. No variance from the provisions of this Ordinance shall be granted unless the Board of Zoning Appeals makes specific written findings of fact based directly on the standards and conditions imposed by this Section. These standards are as follows:

### OFFICE USE ONLY

Project Number:	Action:
Review Fee: \$	Date Paid:
Meeting/Action Date:	



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The variance is the minimum variance that will relieve such difficulties or hardship and make possible the

- A. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
  - B. reasonable use of the land, building, or structure.
  - C. The variance will not authorize uses in a zone district other than those permitted by this Ordinance.
  - D. Financial considerations shall not be considered as a basis for granting a variance.
2. The Board of Zoning Appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
- A. The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located, or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the Ordinance.
  - B. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
  - C. The alleged difficulty or hardship has not been knowingly or intentionally created by any person having an interest in the property.
  - D. The proposed variance is consistent with the spirit and intent of this Ordinance and the adopted Land Use and Transportation Plan.

I hereby swear and affirm that all of the above statements and information contained in all exhibits submitted with this application are true and correct.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Subject Property Owner (or Authorized Representative)

\_\_\_\_\_  
Printed Name

**If Authorized Representative is signing, provide a letter signed by the owner designating representative.**

Sworn to and subscribed before me this \_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public

Expiration Date: \_\_\_\_\_