

APPLICATION FOR VARIANCE TO THE CITY OF BUFORD  
ZONING BOARD OF APPEALS

Please complete this application and submit with all necessary attachments as outlined on the Variance Information form.

APPLICANT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_ ZIP \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_ ZIP \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

CITY OF BUFORD LIMITS: YES \_\_\_\_\_ NO \_\_\_\_\_

LAND DISTRICT \_\_\_\_\_ LAND LOT \_\_\_\_\_ PARCEL \_\_\_\_\_ ZONING \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_ LOT/BLOCK NUMBER \_\_\_\_\_

(Please attach a TYPED legal description unless located in a recorded subdivision.)

VARIANCE REQUESTED \_\_\_\_\_

NEED FOR VARIANCE \_\_\_\_\_

I hereby certify that the above information is true and correct under penalty of law.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**ZONING BOARD OF APPEALS USE ONLY**

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING DEPARTMENT USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ RECEIPT # \_\_\_\_\_ FEE \_\_\_\_\_

CASE # \_\_\_\_\_ MAP REFERENCE NUMBER \_\_\_\_\_ DATE OF HEARING \_\_\_\_\_

# Applicant's Response

## Powers of the Zoning Board of Appeals

Pursuant to Section 1605 of the 2000 City of Buford Zoning Ordinance, such variances from the terms of the Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured and substantial justice done. Such variances may be granted in such individual cases of unnecessary hardship upon finding by the Zoning Board of Appeals that:

(A) There are extraordinary and exceptional conditions pertaining to the particular property in question of its size, shape or topography:

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(B) The application of the Ordinance to this particular piece of property would create an unnecessary hardship:

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(C) Such conditions are peculiar to the particular piece of property involved:

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(D) Such conditions are not the result of any actions of the property owner:

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(E) Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Ordinance:

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(F) No variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.

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## VARIANCE INFORMATION

The following items are necessary in order to process Variance and Special Exception Applications:

1. APPLICATION FORM:
  - a. Answer all questions.
2. APPLICATION FEE – non refundable
  - a. Administrative Variance\*
  - b. Special Exception \$800.00 each
  - c. Variance \$800.00 each
3. LEGAL DESCRIPTION:
  - a. Must be typed
4. SITE PLAN and copy of BOUNDARY SURVEY
  - a. All documents related to the application in order for the Zoning Board to render a decision are necessary.

## MEETINGS

The City of Buford Zoning Board of Appeals meets on the 3rd Monday night of each month at 7:00 p.m. in the Commission Chambers at Buford City Hall.

The Planning Department will erect a Public Hearing Sign 15 days before the public hearing. A legal advertisement appears in the official News Organ at least 15 days before the meeting.

### \*ADMINISTRATIVE VARIANCES

1. To issue development permits as required below:

The authority to grant such variances shall be limited to variances from the following requirements:

- a. Front yard: variance not to exceed ten feet.
- b. Side yard: variance not to exceed five feet.
- c. Rear yard: variance not to exceed ten feet