



**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.

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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: \$50.00 Residential  
\$75.00 Commercial**

*Revised October 2, 2013*