

**APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
OAK HILL, TENNESSEE**

Application Date: _____

BZA Meeting Date: _____

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: _____ Zone District: _____

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes _____ No _____

Description of Request(s) (for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: _____ s.f.

Lot Coverage: _____ s.f. → which equals _____% of Lot Area (noted above)
(total existing & proposed impervious surfaces on lot – ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Heat/Cooled Area: _____ s.f. → which equals _____% of Lot Area

Proposed Height: _____ feet / _____ stories

Lot Depth/Width Ratio: _____ (maximum ratio allowed is 4:1 for all Zones)
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: _____ feet (if applicable)

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance.

These hardships do not apply to Conditional Use Permits.

1. *The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.*
2. *The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.*
3. *The variance will not authorize activities in a zone district other than those permitted by this chapter.*
4. *Financial returns only shall not be considered as a basis for granting a variance.*
5. *The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)*
6. *That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.*
7. *The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
8. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.*
9. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.*

Applicant Name _____

Applicant Address _____

Applicant Phone Number _____

Applicant Email Address _____ Applicant Signature _____

City of Oak Hill Code Compliance Officer _____ CASE NO. (to be completed by City of Oak Hill) _____