

CITY OF WATKINSVILLE

VARIANCE APPLICATION COVER SHEET

CASE NUMBER _____ DATE FILED: _____

ADDRESS OF VARIANCE REQUEST: _____

ZONING OF PROPERTY _____ COUNTY TAX MAP #: _____

NAME AND ADDRESS OF PROPERTY OWNER:

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S DAYTIME TELEPHONE NUMBER: (____) _____

FEE PAID: RECEIPT NUMBER _____ DATE _____

\$150.00 FEE _____ YES _____ NO _____

CHECKLIST

Following is a list of materials and information which you must supply this office by 12:00 Noon on _____ in order to have your case presented at the Watkinsville City Council meeting to be held at 7:00 p.m. on _____ in the Watkinsville Community Center. Failure to comply with all of the following may result in the case being delayed.

Applications must be accompanied by the following information as applicable.

1. A written narrative description of the variance proposal, in detail, about an aspects of the proposed request and its impact on the community. The description should include information on the hours of operation, number of employees, number of dwelling units, vehicle trips, noise, water usage, sanitary waste treatment and any other relevant concerns for the City.
2. Copy of preliminary building and site plans drawn to scale showing the following information as applicable.
 - a. Surveyed plat signed by a registered surveyor.
 - b. Project name.
 - c. Date, scale and North arrow
 - d. Vicinity map.
 - e. Uses of adjacent property
 - f. Exterior dimensions of the site
 - g. Total project acreage
 - h. Location, name and width of all existing or proposed streets
 - i. Location of the proposed structure
 - j. Location of all off-street parking and driveways.
 - k. Proposed buffers and screening
 - l. Location, height, fixture type of street lighting
 - m. Dumpster locations.
 - n. Rough floor plans, including gross floor area.
 - o. Building height.
 - p. Provide a minimum of 4, maximum of 6 photographs showing the area affected by your appeal. Graphics or architectural sketches may be used to fill this requirement

3.Landscape Plan.

If title to above mentioned property is not in the name of the applicant and appeal is on behalf of such property, attach a notarized letter from the owner signifying his approval.

DATE

SIGNATURE OF APPLICANT

CITY OF WATKINSVILLE

VARIANCE REQUEST FORM

CASE NUMBER _____

TO THE CITY OF WATSVILLE MAYOR AND COUNCIL:

I, _____, hereby petition the Mayor and Council for a VARIANCE from the literal provisions of the City Zoning Ordinance because, under the interpretation given to me by City Officials, I am prohibited from using the parcel of land described in the attached form (Application Cover Sheet) in a manner shown by the plot plan attached to that form. I request a variance from the following provisions of the ordinance (cite Zoning section numbers):

_____ so that the above-mentioned property can be used in a manner indicated by the plot plan attached to the Application Cover Sheet or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein: _____

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE

The Mayor and Council does not have unlimited discretion in deciding whether to grant a variance. The Mayor and Council may grant variances only upon finding that **ALL** of the following conditions exist. In the spaces provided below for each variance criteria, indicate the facts that you intend to show and the arguments that you intend to make to convince the Mayor and Council that it can properly reach the required conclusions. **Attach additional sheets if necessary.**

1.Explain any extraordinary and exceptional conditions of the piece of property in question because of size, shape, topography.

2.The application of the Zoning ordinance to this property would create unnecessary hardship because: _____

3.Approval of this variance would not cause substantial detriment to the public good and why:

4. Such conditions are peculiar to this piece of property because:

5. The circumstances surrounding this request are not the result of acts by the applicants

Why? : _____

6. This request is not for a use of land, buildings which is not permitted by right in the Zoning District involved.

Date

Signature of Applicant