



Town of Altavista VARIANCE REQUEST

Variance Request Fee: \$300

Date Received:
Case #:
Public Hearing Date:

PRE-FILING CONSULTATION WITH THE TOWN PLANNING STAFF TO REVIEW THE PROPOSED REQUEST AND TO OBTAIN RECOMMENDED PROCEDURES AND TECHNICAL ASSISTANCE IS REQUIRED. TO SCHEDULE A PRE-FILING CONSULTATION, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DIRECTOR AT 434-369-5001.

APPLICANT NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY OWNERS NAME & ADDRESS: _____
(IF DIFFERENT FROM APPLICANT)

PARCEL IDENTIFICATION NUMBER: _____ LOT SIZE (ACRES/SQ.FT.) _____

CURRENT ZONING: R-1 R-2 C-1 C-2 M

CURRENT LAND USE: VACANT AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL

Variance Request of Section(s) _____ of the Town Zoning Ordinance.

NATURE OF REQUEST - BRIEFLY DESCRIBE THE PROPOSED PROJECT AND SPECIFIC DEVIATION REQUEST FROM THE ZONING ORDINANCE.

I HEARBY CERTIFY THAT I AM ACTING WITH THE KNOWLEGE AND CONSENT OF THE PROPERTY OWNER TO THE REQUEST DESCRIBED ON THE APPLICATION. BY SIGNING BELOW, I AGREE THE INFORMATION PROVIDED ON THE APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE

DATE

BY SIGNING BELOW, I CERTIFY I AM AWARE OF THE REQUEST SUBMITTED AND THE INFORMATION PROVIDED IS TRUE TO THE BEST OF MY KNOWLEDGE.

OWNER SIGNATURE

DATE

What is a Variance?

A variance is a request for a reasonable deviation from a provision of the Town's Zoning Ordinance when strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner. A variance may not allow a use in a district not authorized by district regulations. A granted variance runs with the property.

Variance Standard:

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and

- a. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
- b. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
- c. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;
- d. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in zoning classification of the property; and
- e. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to Code of Virginia, § 15.2-2309, subdivision 6 or the process for modification of a zoning ordinance pursuant to Code of Virginia, § 15.2-2286, subdivision A.4, at the time of the filing of the variance application.