



City of Bristol, Virginia - Planning Department
300 Lee Street
Bristol, VA 24201
Phone: 276-645-7470
Fax: 276-821-6099

Zoning Variance Application (\$400.00)

Applicant Name _____
Mailing Address _____
Phone _____ Email _____ Parcel ID No. _____
Street Address of the Subject Property _____

Will property owner have authorized Agent acting on his/her behalf? _____ Yes _____ No
If yes, please provide accompanying Agent Authorization letter and Agent's Name and Phone No.

Agent Name _____ Phone Number _____

Variance Requested:

Please provide the specific regulation for (?) which the variance is being requested:
(Example: A reduction of "x" feet in the required front setback for a garage.)

City Code Section: _____

Virginia Code § 15.2-2309(2) establishes that the Board of Zoning Appeals may approve a variance if after consideration of the facts and evidence the Board finds the following:

1. The strict application 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, and
2. 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; and
3. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; and
4. 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; and
5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
6. 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 subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

Please describe how your request will meet the criteria above and attach any pertinent information (photographs, plans, maps, diagrams) needed to fully explain your request.

I understand that the applicant is also responsible for paying for the costs of advertisement and mailing notices to all adjoining property owners as required by the Code of Virginia.

Applicant Signature _____ Date _____



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Agent Authorization Form

Property Description:

Parcel Tax ID: _____

Address _____

Property Owner: _____

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

_____, of _____
(Contractor / Agent) (Name of firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address and Telephone: (if different than property above):

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Authorized Signature _____

Authorized Signature _____

Date _____