



TOWN OF CHRISTIANBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Board of Zoning Appeals Zoning Ordinance Variance Application

Background

Landowner: _____ Agent: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

Variance request from Section 42-_____ of the Zoning Ordinance of the Christiansburg Town Code to permit the following: _____

Property Address: _____

Tax Parcel(s): _____ Zoning: _____

Justification

Variance means a reasonable deviation from the provisions of this chapter regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, bulk, or location of a building or structure when the strict application of this chapter would unreasonably restrict the utilization of the property and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. The term "variance" shall not include a change in use which change shall be accomplished by a rezoning or by a conditional zoning.

Section 42-567 [Reference: Code of Virginia (1950) §15.2 – 2309] authorizes the Board of Zoning Appeals to grant a variance 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:

1. 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;
2. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;
3. 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;
4. 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;
5. 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.

The justification for the variance request(attach separate sheet(s) if more space is needed):

Sketch Attached: Yes _____ No _____

Deposit: _____

Owner/Agent Certification

I/we certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I/we understand that the deposit required is to cover costs of the Public Hearing and may be more or less. I/we also understand that if the costs are greater than the deposit I/we will be responsible for the difference, and that if the costs are less I will receive a partial refund.

Signature of Landowner: _____ (required) Date: _____

Signature of Agent: _____ Date: _____

Board of Zoning Appeals Action (Filled out by BZA Secretary and/or Staff after hearing and action)

This variance was approved / disapproved by a vote of the Board of Zoning Appeals on

_____.

Approval by the Board was based on the following findings:

Jim Stewart, Chairman

Date

Secretary

Date