

Montgomery County, Virginia

BOARD OF ZONING APPEALS APPLICATION

The Board of Zoning Appeals is a five-member board recommended by the Board of Supervisors and appointed by the Circuit Court. The Board has the authority to a) hear and decide appeals from any order, requirement, or decision of the Zoning Administrator, or b) authorize variances from the zoning ordinance when a literal enforcement of the ordinance would result in unnecessary hardship.

If you disagree with a decision of the Zoning Administrator, you may file an appeal. **The appeal must be filed in writing within thirty days of the date of the Zoning Administrator's decision.**

If you want relief from a provision of the zoning ordinance, you may apply for a variance. A variance may be applied for at any time.

For a variance or appeal, you must:

1. Fill out and sign the attached application form,
2. Provide a letter detailing the justification for the request, including any supporting documentation,
3. Provide a detailed scale drawing of the property and the proposed project, with a location map,
4. File ten (10) copies of all application materials at the Planning and GIS Services Office with the appropriate application fee (Make checks payable to "Treasurer of Montgomery County"):
 - Variance: \$500.00 plus \$10 technology fee
 - Appeal: \$250.00 plus \$10 technology fee
5. Agree to and submit payment for all legal notice fees as required by state law. (To be invoiced by the local newspaper)

The Board of Zoning Appeals meets on the first Tuesday of every month. **Applications must be received on or before the first business day of the month in order to be processed and heard at the next month's meeting.** (Example: Applications received by the first business day in January will be heard at the February meeting.)

Rules Governing Justification for Variance:

In writing your justification for a variance request, you should carefully consider the following. Section 10-55(1)(g) of the Montgomery County Code states that the Board of Zoning Appeals shall base its required findings upon the particular evidence presented to it in each specific case where the property owner can show that:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict the utilization of the property because of:
 1. The exceptional narrowness, shallowness, size, or shape of the property at the time of the effective date of the Zoning Ordinance, as amended; or
 2. The exceptional topographic conditions or other extraordinary situations or condition of the property; or
 3. The condition, situation, or development of the property immediately adjacent thereto.
- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.
- C. The property was acquired in good faith.
- D. Satisfactory evidence exists to support all of the following findings from Section 10-55(1)(e)
 1. The strict application of this Ordinance would produce undue hardship to the property owner;
 2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
 3. Such variance is not contrary to the public interest nor to the intended spirit and purpose of this Ordinance;
 4. The granting of such variance will not be a substantial detriment to adjacent properties nor change the character of the zoning district in which the property is located;
 5. Such variance would result in substantial justice being done; and
 6. The condition or situation of the property which gives rise to the need for such variance 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 this Ordinance.



Montgomery County, Virginia

OF ZONING APPEALS APPLICATION

OWNER INFORMATION

USE CURRENT CONTACT INFORMATION FOR ALL PROPERTY OWNERS.
(AN ADDITIONAL SHEET MAY BE ATTACHED FOR MULTIPLE OWNERS)

Name:		
Mailing address:		
City:	State:	ZIP Code:
Phone:	Email:	Fax:

AGENT INFORMATION

Name:		
Corporation:		
Mailing address:		
City:	State:	ZIP Code:
Phone:	Email:	Fax:

APPLICATION DETAILS

Applications must be received on or before the first business day of the month in order to be processed and heard at the next month's meeting.

Application For (Check One):	Appeal of Zoning Decision <input type="checkbox"/>	Variance <input type="checkbox"/>
Appeal Details: Date of Decision:	Regarding:	
Variance Details: Section of Zoning Ordinance:	To Allow:	

PROPERTY INFORMATION

911 Address of Property:		
Parcel ID #:	Zoning District:	Tax Map #:

APPLICATION CHECKLIST

<input type="checkbox"/> Letter detailing justification for request (Variance or Appeals)
<input type="checkbox"/> A scale drawing of the property & proposed project, with location map
<input type="checkbox"/> Application Fee
<input type="checkbox"/> Ten (10) copies of application & associated materials

SIGNATURES

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. I further agree to submit payment to the newspaper for costs associated with the legal advertisement of the above request. In addition, I hereby grant permission to the agents and employees of Montgomery County and the State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Signature of Owner:	Date:
Signature of Owner:	Date:
Signature of Agent:	Date:

OFFICE USE ONLY

Date Received:	Application Number:
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