

CITY OF BROWNWOOD
APPLICATION FOR VARIANCE
(Due at least twenty (20) days prior to public hearing)

Owner _____ Address _____

City _____ State _____ Zip _____

Telephone (H) _____ (W) _____ (M) _____

Email address _____

Site Plan Attached (Drawn to scale) _____ Date Filing Fee of \$150.00 Paid _____

Site Address _____ Zoning _____

Meeting Date _____ (Proponent or agent shall be present at the hearing)

REQUESTED VARIANCE: Please describe in detail the reason for the requested variance. Conditions for granting a variance, listed on the reverse, are also provided in Sec. 98(64)(e) of the City of Brownwood Code of Ordinances which are available in their entirety at City Hall or at www.municode.com.

Any variance granted by the Board of Adjustment shall authorize the issuance of the building permit for a period of one hundred and eighty (180) days from the date of favorable action unless said Board shall have approved a longer period of time and shown such specific longer period in the minutes of its action.

My signature below certifies that I have read the application and know the same to be true and correct.

Owner/Authorized Agent Signature

Date

ACTION BY THE BOARD ON A REQUEST FOR VARIANCE:

The purpose of granting a variance is to modify the application of the Ordinance as it applies to specific piece of property which, because of peculiar circumstances applicable only to the property, prevent it from being used on the same basis as other property in the same zoning district. In reaching its decision to grant a variance, the Board shall determine that all the following conditions are present.

- (1) That special conditions and circumstances exist which are peculiar to the land or improvement in question and which are not applicable to other land or buildings in the same zoning district. Such conditions or circumstances shall not be the result of actions taken by the applicant.
- (2) That due to special conditions and peculiarities of the land or improvements in question, literal interpretation of the provisions of the Ordinance would result in unnecessary hardship (other than financial) to the owner of the land and prohibit reasonable use of said land.
- (3) That granting the variance will not be contrary to the public interest. Evidence shall be made that granting a variance is consistent with the intent of the Ordinance, is in harmony herewith, and will not be injurious to neighboring properties or otherwise detrimental to the public welfare.
- (4) That granting the variance will not allow activities in any district prohibited by the provisions of that district. The Ordinance is declared to be a definition of the public interest regarding land use and structural arrangement. Under no circumstances shall a variance be granted which permits a use not generally or by special exception permitted in a zoning district by the terms of the Ordinance.
- (5) That granting the variance will not permit a lower degree of flood protection than the flood protection elevation specified for the particular area, except as otherwise allowed under stormwater management regulations.
- (6) That granting the variance will not permit standards lower than those required by State Law.
- (7) That by comparison with the general good served by literal enforcement of the Ordinance, the Hardship (other than financial) which would be alleviated by granting the request for variance is of greater significance.
- (8) That nonconforming uses of neighboring land or improvements thereto in the same district, as well as, permitted use of land or improvements thereto in other districts, are not considered grounds for issuance of a variance.

FOR OFFICIAL USE ONLY		
TITLE	SIGNATURE	DATE
RECEIVED BY		
DEV SERV ADMINISTRATOR		
DIV DIRECTOR OF PUBLIC WORKS		