

APPLICATION TO THE BOARD OF ZONING APPEALS

Return completed form and supplementary documents to:

Town of Pleasant View
Building Commissioner
6365 Highway 41-A
Pleasant View, TN 37146

Telephone: (615) 746-0600 Fax: (615) 746-0699

Date Received: _____
Official Use Only

Received By: _____
Official Use Only

Application Type:

☐	Variance	☐	Temporary Use	☐	Special exception
☐	Appeal of Administrative Decision			☐	Interpretation of Zoning Text/Boundary
☐	Other: (Specify) _____				

1. Name and Address of Property Owner:

_____ Telephone: _____
EMAIL _____

2. Name and Address of Authorized Agent:

(if other than owner, please attach a written authorization statement):

_____ Telephone: _____
EMAIL _____

3. Location of Property:

Address: _____

Tax Map _____ Group " _____ " Parcel _____

Subdivision Name _____ Lot Number _____

Zoning District: _____

3. Written Justification for Board of Zoning Appeals Request:

(Please note: if your request is for a variance, the standards for qualification as defined in Section 5 of this application form must apply pursuant to the Pleasant View Zoning Ordinance, Section 8.050, 8.060, 8.070. Please describe your request with these requirements in mind. Use additional sheets if necessary.)

4. Supplemental Requirements: Please provide the following supplemental items:

- A. ____ Property Description (such as a property deed, survey, or description by metes and bounds).
- B. ____ Site Plan or scaled drawing of the proposal depicting: Special exception
____ (a) all property lines
____ (b) total square footage or acreage of property
____ (c) existing structures
____ (d) total square footage of existing structures
____ (e) proposed structures
____ (f) total square footage of proposed structures
____ (g) distance of structures and proposals from property lines
- C. ____ Application Fee (\$150.00 Non-refundable)
- D. ____ Petition – a signed form or letter listing:
____ (a) all adjoining property owners names
____ (b) all adjoining property owners addresses
____ (c) all adjoining property owner's signatures
____ (d) an indication from all property owners expressing support either in favor or against the request before the Board of Zoning Appeals.

5. Standards for Variances

- ____ (1) The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.
- ____ (2) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
- ____ (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Title to other lands, structures, or buildings in the same districts;
- ____ (4) Financial returns only shall not be considered as a basis for granting a variance.
- ____ (5) The variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.
- ____ (6) The variance will not authorize activities otherwise excluded from the particular district in which requested.
- ____ (7) The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located; or a substantial impairment to the intent and purpose of the zoning district wherein such property is located or the general provisions of this ordinance.
- ____ (8) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
- ____ (9) The alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

5. Signature of Applicant: _____ Date _____

Official Use Only: Case Number: _____ BZA Meeting Date: _____

I hereby certify that a review of this application, the proposed site, the supplemental requirements, and the standards for BZA action pursuant to this application _____ qualifies or _____ does not qualify for BZA action under the terms of the Pleasant View Zoning Ordinance. Reasons for disapproval are indicated on this application form.

Signature _____

Title _____

Date _____