

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main: 540.635.4236
Fax: 540.631.2727
planning@frontroyalva.com

Permit #: _____
Payment Type: _____
Date Paid: _____
Date Received: _____
Application Fee: \$650.00

Board of Zoning Appeals - Application for Variance

Property Address: _____ Current Zoning: _____

Parcel Number _____ Section: _____ Block: _____ Lot: _____

Subdivision: _____ (if applicable)

Request for variance in order to build: _____

Fill in only the line(s) that apply to your request(s).	Code Section	Applicant has	Code requires	Variance requested
Total area				
Lot width				
Front yard setback				
Minimum side yard setback				
Rear yard setback				
Public street frontage				
Other (write in)				

* One (1) copy of a plan must be submitted with this application, showing size and location of the lot, dimensions and location of the proposed building or structure, and the dimensions and location of the existing structures on the lot.

Applicant:	Representative:
Address:	Address:
Phone: Fax:	Phone: Fax:
email:	email:

REASONS FOR VARIANCE

Property Location: _____

If strictly adhered to, the Town Code Sections cited above would cause unnecessary hardship as follows:

1. My use of the property would be prohibited or unreasonably restricted because of the:

exceptional narrowness, shallowness, size or shape of the property existing at the time the ordinance became effective
or
exceptional topographical conditions or other extraordinary situation or condition of the property
or
condition, situation or development of property immediately adjacent to the subject property

2. A clearly demonstrable hardship* would result if a variance is not granted. Specify the hardship that would result from strict application of the ordinance.

*NOTE: Financial burden or added cost in complying with the ordinance is not a hardship under the law.

3. My property was acquired in good faith, without foreknowledge of the restrictions upon it.

☐ Correct

☐ Incorrect

The hardship outlined above is not shared generally by other properties in the same zoning district and the same vicinity.

Specify: _____

4. Authorizing this variance will not result in substantial detriment or adverse impact to adjacent property.

☐ Correct

☐ Incorrect

5. The character of the district will not be changed by the granting of this variance request.

☐ Correct

☐ Incorrect

Additional comments or justification may be attached on a separate sheet.

I hereby certify that all of the statements and information contained herein are, to the best of my knowledge, complete and correct. By signing this application, the owner authorizes the Board of Zoning Appeals and Town employees to enter the property during the normal discharge of their duties in regard to this request. I (we) agree to comply with any conditions for the variance required by the BZA.

Owner's Signature _____ Date: _____

Print Name _____