



P.O. Box 369 (Mail)
303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

Application Date: _____

APPLICATION TO BOARD OF ADJUSTMENT

---APPLICANT IS EXPECTED TO ATTEND ALL PUBLIC MEETINGS TO ANSWER QUESTIONS RELATED TO THIS VARIANCE APPLICATION---

No variance shall be granted by the Zoning Board of Adjustment unless the Board finds that all of the following conditions are met:

- A. There are special circumstances or conditions affecting the land or structure such that the literal enforcement of the provisions of the Zoning Code would result in unnecessary hardship and deprive the applicant of the reasonable use of the land or structure; and
- B. The subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties or structures in the vicinity of the property; and
- C. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- D. The variance is not contrary to the public interest, is not detrimental to the public health, safety, or welfare, and is not injurious to other property within the area; and
- E. The variance constitutes a minimal departure from the Zoning Code; and
- F. The variance is in conformity with the spirit, general purpose, and intent of the Zoning Code so that the public health, safety, and welfare may be secured and that substantial justice may be done.

Undue hardship results only where:

- A. A special individual reason makes the strict application of a provision of the Zoning Code impractical;
- B. There are special circumstances or conditions affecting the land or structure involved such that the strict application of Zoning Code would deprive the applicant of the reasonable use of his/her land or structure;
- C. The applicant will incur specific hardships should the variance not be granted; and
- D. Pecuniary hardship to the applicant, standing alone, shall not be deemed sufficient to constitute undue hardship.

It is not intended that a variance be granted merely to remove inconveniences or financial burdens that the requirements of the Zoning Code may impose on a property owner.

NAME OF APPLICANT: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

STATUS OF APPLICANT: OWNER: _____

AGENT: _____ (IF AGENT, ATTACH LETTER OF AUTHORIZATION)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS: _____

LEGAL DESCRIPTION: _____

CURRENT ZONING: _____ PROPOSED ZONING: _____

EXISTING USE: _____ PROPOSED USE: _____

ACRES/SQ. FT.: _____ DOES OWNER OWN ADJACENT PROPERTIES? ☐ Yes ☐ No

REQUESTED BOARD ACTION SPECIAL EXCEPTION _____ VARIANCE _____

PURPOSE OF REQUEST: _____

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND THE ATTACHED INSTRUCTION SHEET AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

APPLICANT'S SIGNATURE

DATE

Office Use Only

APPLICATION TO BOARD OF ADJUSTMENT FOR VARIANCE

INSTRUCTION SHEET

1. COMPLETE THE APPLICATION FORM.
2. INCLUDE THE NATURE AND EFFECT OF THE PROPOSED VARIANCE ON THE APPLICATION FORM.
3. INCLUDE TWELVE (12) COPIES OF ALL PERTINENT DOCUMENTATION.
4. INCLUDE A LIST OF ALL PROPERTY OWNERS WITHIN TWO HUNDRED FEET (200') OF THE PROPERTY UNDER CONSIDERATION.
5. IN THE EVENT THE VARIANCE IS DENIED BY THE BOARD OF ADJUSTMENTS, THE APPLICANT MAY APPEAL THE DECISION IN DISTRICT COURT.
7. THE BOARD OF ADJUSTMENT MEETS ON AN AS NEEDED BASIS.

MAILING LIST OF PROPERTY OWNERS TO BE NOTIFIED

PLEASE FURNISH NAMES AND COMPLETE ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY IN QUESTION. NAMES AND ADDRESSES SHOULD BE THOSE IDENTIFIED BY BLANCO COUNTY APPRAISAL DISTRICT AS THE PROPERTY OWNER OF RECORD.

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		