

CITY OF LOOKOUT MOUNTAIN
GEORGIA



APPLICATION
FOR
ZONING CONSIDERATION
(ANNEXATION, ZONING, SUBDIVIDE & VARIANCE)
Ordinances 291/292

City of Lookout Mountain
Zoning Request Application

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Request For

☐Annexation

☐Rezoning

☐Subdivide

☐Variance

Submittal Date _____

To the Mayor and Council
1214 Lula Lake Road
Lookout Mountain, GA 30750

We, the undersigned, all of the owners of all real property described herein respectfully request that the City Council zone this property as follows:

(Please Print)

Property Address: _____

Name: _____

Address: _____

Contact Number: _____

Signature: _____

Current Zoning District

Proposed Zoning District

☐ Single Family	☐ Single Family
☐ Tourist Oriented Commercial	☐ Tourist Oriented Commercial
☐ Community Convenience Commercial	☐ Community Convenience Commercial
☐ Multiple Family Dwelling	☐ Multiple Family Dwelling
☐ Single Family/Church-Related	☐ Single Family/Church-Related
☐ Single Family/Business Conference	☐ Single Family/Business Conference
☐ Single Family/Neighborhood Commercial	☐ Single Family/Neighborhood Commercial
☐ Municipal	☐ Municipal

Additional Property Owners Information

☐ Yes. The Property has additional owners (list additional owners below)

☐ No. The applicant is the only property owners

(Please Print)

Name: _____

Address: _____

Contact Number: _____

Name: _____

Address: _____

Contact Number: _____

Name: _____

Address: _____

Contact Number: _____

Application for Consideration to Amend the Zoning Map
City of Lookout Mountain, Georgia

(Zoning Map is the Map of the City Showing City Limits and Zoning District)

Name of Applicant: _____

Mailing Address: _____

Contact Number: _____

Name of Property Owner: _____

Address of Property: _____

Map and Parcel #: _____

Contact Number: _____

Zoning Classification: Present _____ Requested _____

Use of Property: Present _____ Requested _____

Is Application for Variance: ☐ **No** ☐ **Yes** (show existing & proposed setbacks below)

Zoning Setback: Front _____ Back _____ Side _____ Height _____

Proposed Setback: Front _____ Back _____ Side _____ Height _____

- ☐ Request is to zone newly annexed property that will extend the zoning currently in the immediate area.
- ☐ Request is to zone newly annexed property that will not extend the zoning currently in the immediate area, but will be a different zoning classification.
- ☐ Request is to grant a zoning variance for setback, height, or other relief believed to be reasonable. If the relief affects adjoining property owners attach statements of "No Objection" from the adjoining property owners.
- ☐ Request is to rezone a parcel of property.
- ☐ Request is to subdivide a parcel of property.

Application for Zoning Consideration to Amend the
Zoning Map of Lookout Mountain, Georgia

Attach the following documents:

- ✓ Written legal description of property (e.g., copy of deed) full metes and bounds description, a plat showing property lines with lengths and bearing, adjoining streets, locations of existing buildings, north arrow and to scale. Submit two (2) copy if plat and digital file.
- ✓ Disclosure of Campaign Contributions and Gifts form.
- ✓ If property owner and applicant are not the same, Authorization by Property Owner form or Authorization of Attorney form.
- ✓ Payment of filing fee to the City of Lookout Mountain as listed in the Schedule of Fees.

THIS APPLICATION MUST BE FILED AT LEAST TWO (2) CALENDER WEEKS BEFORE THE
SECOND TUESDAY OF THE MONTH TO BE CONSDIERED FOR THE PLANNING COMMISSION
MEETING.

I hereby authorize the staff of the City of Lookout Mountain to inspect the premises of the above described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____ 20_____

Notary Public, Georgia State at Large

Signature of Applicant

My Commission Expires: _____

AUTHORIZATION OF ATTORNEY

Application for Rezoning or Variance

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

Signature of Attorney: _____

Name of Owner: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Contact Number: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, chapter 67A. Official Code of Georgia Annotated)

Reference: Application filed on _____ 20_____, to rezone real property described as follows:

Within the two (2) years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to any member of the City Council of the City of Lookout Mountain who will consider the application.

☐ No. I have not made any contributions as described above.

☐ Yes. I have made contributions as described above.

If yes, list (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each campaign contribution.

Name of Official: _____

Dollar Amount: _____ Date: _____

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Signature of Applicant

Sworn to and subscribed before me this _____ day of _____ 20____

Notary Public, Georgia State at Large

My Commission Expires: _____

REQUIREMENTS FOR GRANTING A VARIANCE

Section 4-7 of Ordinance No. 116 authorizes the Board of Zoning Appeals to grant a variance in special cases if a literal enforcement of the zoning ordinance would create an unnecessary hardship on the individual property owner.

There are four requirements for granting a variance. **All four requirements must be satisfied.**

The four requirements are:

- i) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
- ii) The application of the zoning ordinance to this particular piece of property would create an unnecessary hardship.
- iii) The extraordinary and exceptional conditions (see #1 above) are peculiar to the particular piece of property involved.
- iv) The relief (the variance), if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance. No variance may be granted for a use of land for a building or structure that is prohibited by the zoning ordinance.

Basically, there has to be something extraordinary and exceptional about the size, shape or topography of the particular property. These extraordinary and exceptional conditions must be peculiar to the property in question. (Otherwise, various other property owners could request a variance on the same grounds.) The Board of Zoning Appeals must also find that it would create an unnecessary hardship if a variance were not granted and that the proposed variance would not impair the purposes and intent of the zoning ordinance.

William H. Pickering
City Attorney

FEE SCHEDULE

TYPE	AMOUNT			
Rezoning				
Single Family Residential	\$150			
Med/HD Multi-family Residential	\$200			
Commercial/Industrial	\$300			
Conditional Land Use	\$400			
Variance				
Standard Variance	\$150			
Zoning Verification Letter	\$20			
Concept Plan Review (all types)	City Staff		Planning Commission	
	\$25		\$100	
Residential Plan Review	< 1 acre	1 < 2 acres	2 < 4 acres	> 4 acres
Professional Engineering Review ^{1,2}	\$350	\$450	\$500	\$600
PUD, Residential Subdivision				
Professional Engineering Review ^{1,2}	\$450 + \$25 per unit (per acre)			
Commercial Plan Review	< 1 acre		> 1 acres	
Professional Engineering Review ^{1,2}	\$500		\$500 + \$50 per additional 0.5 acre	
Each Resubmittal for Professional Engineering Review (all types) ^{1,2}	\$200			
Land Disturbance Permit	400 ft ² < 0.25 acre	0.25 < 2 acres	2 < 4 acres	≥ 4 acres
	\$100	\$200	\$300	\$400
GA EPD E&SC Permit	\$80/acre			
Paving Development	\$250 < 1 acre; \$50 per additional half acre or fraction thereof			