

Board of Zoning Appeals (BZA)

Date: _____

Case # and Name: _____

Town of Ashland



Department of Planning and Community Development
101 Thompson Street
Ashland, Virginia 23005

phone: (804) 798-1073

www.ashlandva.gov

fax: (804) 798-4892

Possible application type(s):

- Appeal
- Variance

- Special Exception
- Interpretation of Zoning Map

Applicant

Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Representative

Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Property Owner

Name: _____ Phone: _____

Address: _____ Email: _____

Property Owner Signature:

X. _____ Date: _____

If a legal representative signs for a property owner, please attach an executed power of attorney.

Proposal Information

GPIN(s): _____

Address (or location description): _____

Deed Book and Page #: _____

Zoning: _____ Acreage: _____

COMPLETED BY STAFF ONLY

Fee

\$800 – Variance

\$250 – Appeal

\$0 – All other BZA requests

Amount Paid: _____

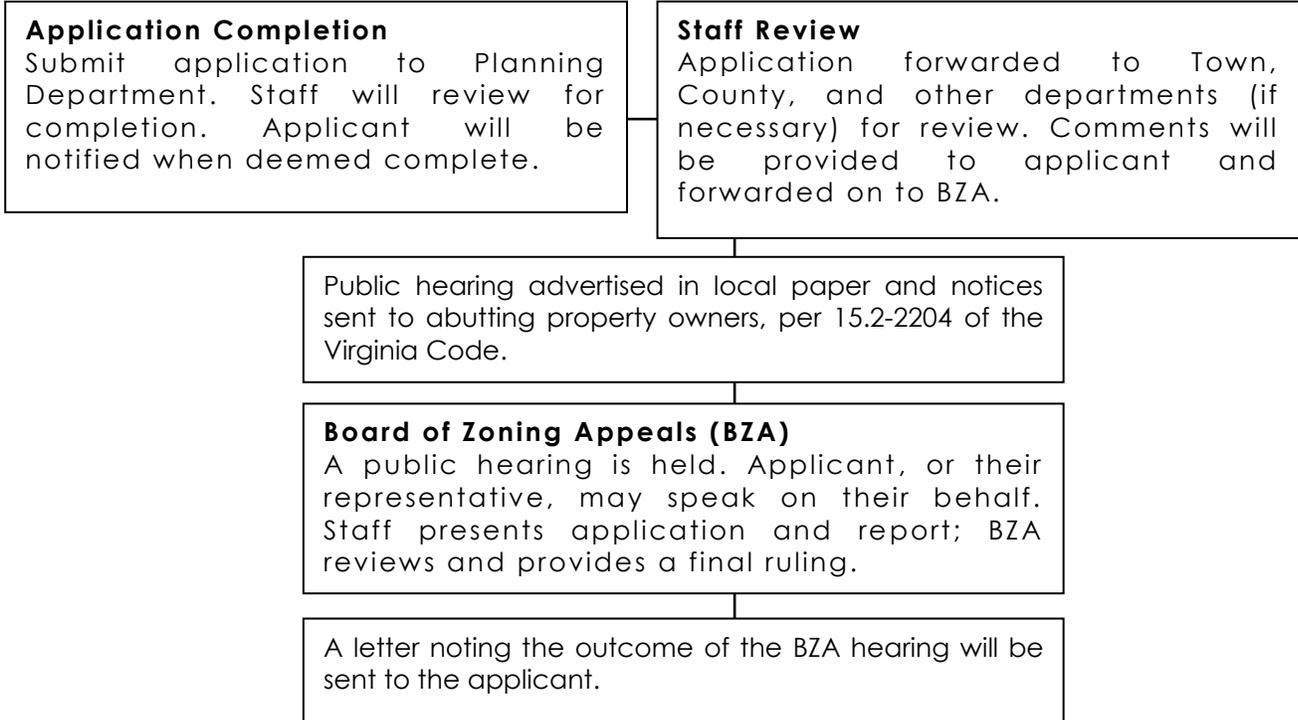
Date: _____

X. _____

BZA Process

Please contact staff at the Town of Ashland Planning Department with any questions.

START



Proposal Description

Answer the following questions in the space provided below or attach a narrative that addresses each question specifically.

1. Complete one of the following:

I request a **variance** from Article _____ Section _____ of the Town Code.

A **special exception** is requested for a _____
per Article _____ Section _____ of the Town Code.

I am **appealing** a decision by _____ dated _____
(attach a copy) in reference to: _____

_____ (summarize subject of appeal).

2. Describe your reason for the request.

3. If a **variance**, attach a scaled plat or site plan displaying all existing structures including accessory buildings and any proposed structure or alteration.

Adjacent Property Information

Surrounding property owner information can be found by searching online for Hanover County GIS and viewing parcel level ownership information. Attach a page if necessary.

GPIN (Parcel ID)	Owner name	Address	City	State	Zip

Applicant's Sworn Statement

I do hereby certify that the foregoing information is correct.

Signature _____ Date _____

CERTIFICATE OF NOTARY PUBLIC

I, _____, a Notary Public for the County (City) of _____, in the State of _____, do certify that _____, whose name is signed to the above, has acknowledged that same before me in my County (City) aforesaid.

Signature of Notary Public: x. _____

My Commission expires _____ Registration Number _____

Town Regulation

Per Sec. 15.2-2309 of the Virginia Code, and Sec. 21-221 of Ashland Town Code, the Board of Zoning Appeals is granted the following powers:

Appeals

The Board may hear and decide appeals in relative to any decision rendered from the Department of Planning & Community Development.

VariANCES

The Board may authorize variances from the terms of the Zoning Ordinance, as allowed by State Law. When granting variances, the Board must make the following findings:

1. The property was acquired in good faith.
2. By reason of exceptional size or shape of a specific piece of property, or where exceptional topographic conditions or other extraordinary situations exist, the application of the Zoning Ordinance effectively prohibits or unreasonably restricts the utilization of the property.
3. The granting of the variance will alleviate a clearly demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant, provided that all variances shall be in harmony with the intended spirit and purpose of the ordinance.
4. The hardship is not generally shared by other properties in the area or in the zoning district.
5. The authorization of the variance will not be a detriment to adjacent properties, and will not change the character of the zoning district.
6. The situation for which the variance is sought is not so general or recurring in nature so as to it would be more practical to amend the Zoning Ordinance.

The applicant must demonstrate these findings to the Board. Submit a letter attached to the application, demonstrating these findings.

Special Exceptions

Special exceptions may be granted by the Board to allow reconstruction, repair or reuse of a building that is considered nonconforming (grandfathered) and has been damaged greater than fifty percent of its value.

Interpretation of Zoning Map

The Board may hear applications requesting an interpretation of the Official Zoning Map's district boundaries.