

Rear Yard Variance Application



**City of Jackson, Mississippi
Department of Planning and Development
Zoning Division
200 South President Street
P. O. Box 17
Jackson, Mississippi 39205-0017
601-960-2037
601-960-2192 (fax)**

REAR YARD VARIANCE

Beginning July 2, 1996, a \$56.00 fee will be charged for a Rear Yard Variance Application. This fee schedule was set by the Jackson City Council.

INSTRUCTIONS FOR REAR YARD VARIANCE WITHIN R-1 AND R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICTS

A one (1) story extension may be projected into the rear yard but no closer than five (5) feet from the rear lot line provided that such is approved through the following procedure.

Application is filed with the Zoning Administrator who shall place a sign for a period of not less than fifteen (15) days. The petitioner/property owner shall secure the written approval or acquiescence of such variance from all rear and side adjacent property owners. A site plan of the proposed extension must be filed with this application. If, after the fifteen (15) days notice and the submission of the approval or acquiescence from the adjacent owners, there is no objection filed in writing, the Zoning Administrator may approve the reduced rear yard variance setback. If there is written objection, then the request for such variance shall be considered only under the procedure as set forth in Article XIX of the City of Jackson Zoning Ordinance.

**REAR YARD VARIANCE
APPLICATION**

(Please type or print clearly)

FOR OFFICE USE ONLY

Assigned No. _____

APPLICANT NAME: _____

APPLICANT ADDRESS: _____

_____ **PHONE:** _____

PROPERTY ADDRESS: _____

LEGAL DESCRIPTION OF PROPERTY: _____

(warranty deed or survey)

PLANNED USE OF PROPERTY: _____

DOES THIS PROPERTY HAVE RESTRICTIVE COVENANTS? _____

(If yes, attach a true copy of all decisions of agency findings, Council, and Court decisions)

ATTORNEY NAME: _____

ATTORNEY ADDRESS: _____

_____ **PHONE:** _____

By signing this application, it is understood and agreed that permission is given to the City Planning Board to place a sign on said property, giving notice to the public that said property is being considered for zoning action. Be it further understood by the applicant that removal of the sign will constitute a withdrawal by the petitioner.

It is further understood and agreed by the applicant, and permission is hereby granted to the Zoning Administrator for the inspections, investigations and/or evaluation reports by the proper agencies, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed usage, then this request will be held in abeyance until such time as those requirements are not met and/or evidence of such is submitted.

The above information is true, correct and complete to the best of my knowledge.

Signature - Applicant

Signature - Owner

STATE OF MISSISSIPPI

COUNTY OF HINDS

SWORN TO AND SUBSCRIBED BEFORE ME, _____ **, Notary Public**

THIS the _____ **day of** _____ **, 20** _____.

My Commission Expires: _____

TO WHOM IT MAY CONCERN:

I, _____, as property owner adjacent to _____ do hereby agree to allow construction to within _____ feet of the rear/side property line where twenty-five (25) foot setback is required or to the side property line where a five (5) foot setback is required.

Date

Signature

Address