



City of Johnson City
P.O. Box 369
Johnson City, TX 78636
Phone (830) 868-7111 Fax (830) 868-7718

Variance Application

Step 1: Pre-Application meeting with City Staff

Step 2: Complete the application below

Please print the following information:

Applicant's Name: _____ Telephone: _____

Mailing Address _____ Alt. Phone: _____

City: _____ State: _____ Zip: _____ E-Mail: _____

Owner's Name*: _____ Telephone: _____

Mailing Address: _____ Alt. Phone: _____

City: _____ State: _____ Zip: _____ E-Mail: _____

Surveyor/Engineer Name: _____ Telephone: _____

Mailing Address: _____ Alt. Phone: _____

City: _____ State: _____ Zip: _____ E-Mail: _____

Legal Description of Property:

Lots: _____ Block: _____ Subdivision: _____

Zoning on property: _____

Current Use: _____ Proposed Use: _____

Section of Code: _____

Purpose of Variance: _____

The applicant will submit the following information with this application:

A. All required documents on the reverse side of this application

B. Application Fee (all checks payable to City of Johnson City) Fee: \$100.00

(All information on the checklist of this application must be supplied in full at the time of submittal. If information is not submitted in full, the application will cease and all information will be given back to the applicant).

Owner Statement

I HEREBY CERTIFY THAT THE APPLICANT LISTED ABOVE IS AN AUTHORIZED AGENT FOR ME IN MATTERS PERTAINING TO THE FILING OF THIS VARIANCE APPLICATION.

Owner's Signature

Date

HARDSHIP FINDINGS (attached additional sheets if necessary):

Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:

Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Johnson City with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant:

Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:

Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self-imposed or self-created) and/or (economic or financial hardship)

Describe how the variance will improve the functionality of the property:

Attached any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. _____
2. _____

Variance Application Checklist

- Tax Certificate** or deed showing Legal Owner
- Plat or Survey**, sealed by a licensed surveyor (survey required if the property is unplatted):
 - One (1) copies of the subject area at 18" x 24"
 - One (1) copy at 11" x 17"
 - One (1) copy at 8.5" x 11
- Applicant attendance:** The applicant is required to attend the Planning and Zoning Commission and City Council meetings to help answer any questions from the Board.
- Statement:** A statement describing the nature and operating characteristics of the proposed use, including any data pertinent to the findings required for approval of the application.
- Statement.** A statement of applicable special circumstances to the property that might constitute the granting of a variance.
- Plans:** One (1) paper copy, 18" x 24", one (1) 11" x 17" copy, and one (1) digital copy of site plans, preliminary building elevations, preliminary improvement plans, and such additional maps and drawings, all sufficiently, dimensioned as required to illustrate the following:
 - The date, scale, north arrow, title, owners name, and name of person preparing the site plan
 - The location and dimensions of boundary lines, easements, and required yards and setbacks
 - Location, height, bulk, general appearance, and intended use of existing and proposed buildings on the site and the approximate location of existing buildings on abutting sites within fifty (50) feet
 - The location of watercourses and drainage features
 - The number of existing and proposed off-street parking and loading spaces and a calculation of applicable minimum parking requirements
 - The relationship of the site and proposed use to surrounding uses, including pedestrian and vehicular circulation, current uses of nearby parcels, and any proposed off-site improvements

Note:

The variance shall not constitute a grant of special privilege inconsistent with the limitations upon other identically zoned properties in the vicinity and in the district in which such property is situated.

Additional information other than what is listed here may be required for evaluation of the variance request.

Staff's Signature

Date

3. _____

4. _____