

**PLEASE PRINT LEGIBLY**

Macon-Bibb County Planning and Zoning Commission  
628 Cherry Street, Suite 1000, Macon, Georgia 31201  
Phone 478-751-7450 Fax 478-751-7448 [www.maconbibbpbz.org](http://www.maconbibbpbz.org)  
Please make checks payable to Macon-Bibb County Planning & Zoning.

**Application for Variances**

**This space for office use only**

GA Pin #: \_\_\_\_\_

Panel #: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Quad: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Type(s) of Variance(s): \_\_\_\_\_

Regulations(s) Involved: Section(s) \_\_\_\_\_

Reference Other Permits: \_\_\_\_\_

Application Taken By: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Receipt # \_\_\_\_\_ Amount \$: \_\_\_\_\_ Receipt Date: \_\_\_\_\_

Fee Category: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date \_\_\_\_\_

1. Address of Property involved in proposed variance: \_\_\_\_\_
2. Applicant Name : \_\_\_\_\_
3. Applicant Daytime Phone Number: (\_\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_
4. Applicant mailing address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_ Zip \_\_\_\_\_

5. E-mail address for **primary contact** (required) \_\_\_\_\_  
**Note:** When possible, any correspondence for an agenda item will be by email.

6. Property Owners Name: \_\_\_\_\_
7. Size of Property \_\_\_\_\_ Acres/ or \_\_\_\_\_ square feet
8. Is the property within the MACON city limits?  Yes  No, within unincorporated Bibb County
9. Is a creek, stream, or major drainage way on the property?  Yes  No
10. Is any of the property within the established 100 year floodplain?  Yes  No
11. What type of Variances are proposed? (Please be specific) \_\_\_\_\_

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10. Is the proposed variance to correct a violation or other situation in which the objective of the violation is already in place?  Yes  No

Please provide **JUSTIFICATION FOR APPROVAL** Section 27.11 of the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia contains conditions that the Commission considers in granting variances. Please check  those conditions related to your variance request AND provide further explanation of how each condition applies on a separate sheet of paper.

Section 27.11- Variances

[1] The Commission is hereby authorized to grant variances from the strict application of this resolution upon proof by a preponderance of the evident that:

- (a) By reason of exception narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual, practical difficulties to or the exceptional or undue hardship upon the owner of such property;
- (b) Such Variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;
- (c) Such variance can be granted without substantial impairment to the intent, purpose, and integrity of this resolution and/or the comprehensive plan or other master plan adopted for the property; and
- (d) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties. These provisions, however, shall not permit the Commission to grant any variance to any setback or yard requirements for the proposed property zoned for commercial or industrial purposed when such property abuts or immediately adjoins any property zoned for residential purposes unless such residential property is proposed for commercial or industrial use on the comprehensive land development plan.

[2] Variances cannot be granted for use of land or structures not permitted or prohibited, or to increase the density of development for a tract of land beyond that permitted by the zoning district.

[3] If the hardship invoking the provisions of this section was the result of the applicant's intentional disregard or willful failure to comply with the terms of this Resolution, the Commission may refuse to grant a variance.

[4] A variance cannot be granted to cure a violation of this resolution unless and until the Commission finds as a fact:

- (a) The violation cannot be reasonably remedied by any other means
- (b) The act creating the violation was not deliberate, intentional, or the result of gross negligence;
- (c) Such Variance can be granted without substantial impairment to the intent and purpose of this resolution and will not be detrimental to the use and enjoyment of adjoining or neighboring properties; and
- (d) The violator has not previously requested and been granted a variance under the provisions of this subsection, except that this provision shall not apply if the violator can establish that such previous violation was the result of an accident or other excusable cause.

5. Provide a drawing (on a separate sheet of paper) showing the following information:

- (a) The shape of the entire lot with the location of streets identified;
- (b) The location of all buildings and signage, existing and proposed, indicating setbacks from each property line.
- (c) Streams, easements, proposed/ existing grades, or other features which would limit developing the property in compliance with applicable regulations.

All statements on this application are true to the best of my knowledge and belief. I realize that distances should be exact and if errors result in a violation of zoning regulations, then the structure will have to be removed. I am aware that restrictive covenants may exist on this property which could affect this proposal and that it is my responsibility to make sure those restrictive covenants are not violated. As applicant, I hereby grant permission for the Planning and Zoning personnel to enter upon and inspect the property for all purposed allowed and required by the Comprehensive Land Development Resolution for the City of Macon and Bibb County, Georgia.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date