

## VARIANCE APPLICATION

**CITY OF RINCON**  
 Planning & Development Department  
 302 S Columbia Avenue  
 Rincon, GA 31326  
 P: 912-826-5996 F: 912-826-2083  
 www.cityofrincon.com



### PROPERTY INFORMATION

Location Address: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Existing Land Use: \_\_\_\_\_

Net Property Acreage (minus wetlands): \_\_\_\_\_ Gross Property Acreage: \_\_\_\_\_

### APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Name: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

**Applicant is** (check one):  the property owner  Not the Property Owner (attach the Property Owner's Authorization)

### OWNER INFORMATION

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Name: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

### NEED FOR VARIANCE (to include unique physical circumstances/conditions of property and hardship)

\_\_\_\_\_

\_\_\_\_\_

**Applicant’s Certification:** I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

\_\_\_\_\_

\_\_\_\_\_

**Signature of Applicant**

**Date**

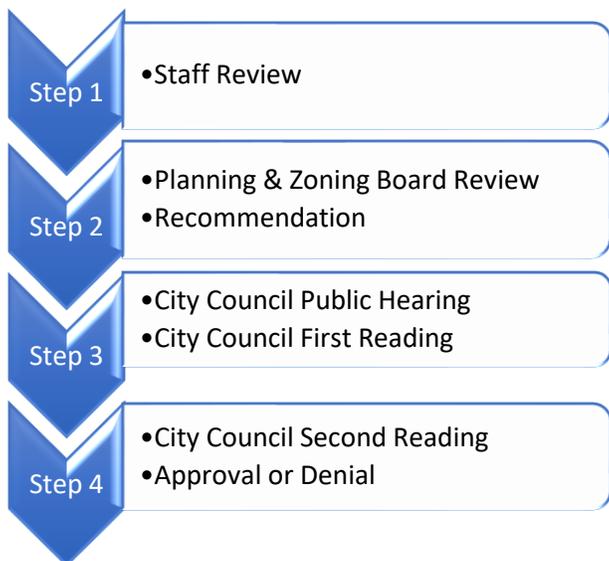
**SUBMITTAL REQUIREMENTS**

**VARIANCE APPLICATION FEE**

- Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions
- Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- 1 digital site plan and 1 digital survey
- 1 – 11 X 17 site plan and 1 – 11 X 17 survey
- Campaign Contribution/Gift Disclosure form

\$500.00

**PROCESS**



<b>Office Use Only:</b>	
Application #: _____	P&Z Meeting: _____
Date Received: _____	Council Public Hearing: _____
Date Sign Posted: _____	Council First Reading: _____
Date Adjacent Property Letters Mailed: _____	Council Second Reading: _____
Dates of Newspaper Ad: _____	<input type="checkbox"/> <b>Approved</b>
	<input type="checkbox"/> <b>Denied</b>
	<input type="checkbox"/> <b>Withdrawn by Applicant</b>

### CRITERIA FOR VARIANCES

After an application has been submitted to the Planning & Development Department, reviewed by the Planning and Zoning Board, and a public hearing has been held by the City Council, the City Council may grant a variance from the strict application of the provisions in this chapter only if at least two of the following findings are made:

- (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property,
- (2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property,
- (3) That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

### HEIGHT VARIANCES

For residential height variances the petitioner shall be required to add two feet to each side yard setback for each one foot above 50 feet in height and have safeguards consisting of sprinkler systems, smoke detectors and any other fire protection equipment deemed necessary at the time by City Council. Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above the 50 feet height, and have safeguards consisting of sprinkler systems, smoke detectors, and any other fire protection deemed necessary at the time by City Council.