



# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
www.Fayetteville-GA.gov

### *VARIANCE APPLICATION*

*(Residential or Commercial)*

**FOR PLANNING & ZONING DEPT. USE ONLY**

File No. \_\_\_\_\_

Legal Ad Date: \_\_\_\_\_

Posting Notice Date: \_\_\_\_\_

Amount Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

P&Z Meeting Date: \_\_\_\_\_

Date Completed Application Was Received: \_\_\_\_\_

To cover the expenses of staff administrative review, legal advertising, and public hearings, the applicant tenders herewith the sum of ( ) **\$250.00 Residential Variance Application**  
**(\$50.00 each additional request)**

( ) **\$500.00 Commercial Variance Application**  
**(\$50.00 each additional request)**

Parcel(s) #: \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Description of project: \_\_\_\_\_

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

Applicant Address: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

\_\_\_\_\_ affirms that he is/ she is/ they are the owners/ specifically authorized agent of the property located at: \_\_\_\_\_

\_\_\_\_\_ petitions the City of Fayetteville Planning and Zoning Commission to consider a request for a variance from Section # \_\_\_\_\_, \_\_\_\_\_, of the City of Fayetteville Zoning Ordinance.

Requirement stated in the Zoning Ordinance: \_\_\_\_\_

Variance request: \_\_\_\_\_

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**The City of Fayetteville Planning and Zoning Commission may grant a variance if the following five conditions are met: (Applicant to complete)**

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography? Please explain.
  
  
  
  
  
  
  
  
  
  
2. Would the application of these regulations create a practical difficulty or unnecessary hardship? If yes, is the hardship self-created?
  
  
  
  
  
  
  
  
  
  
3. What conditions are peculiar to this property that are not experienced by other properties in the same area or zoning district?
  
  
  
  
  
  
  
  
  
  
4. If granted, explain how the variance would not impair the purposes and intent of the applicable section of the zoning ordinance.
  
  
  
  
  
  
  
  
  
  
5. Explain how a literal interpretation of zoning ordinance would deprive the applicant of any rights that others in the same district are allowed.

# VARIANCE CHECKLIST

Return this APPLICATION/CHECKLIST with submittal. - Incomplete submittals will not be reviewed.

- ❑ **Application Fee**
- ❑ **Conceptual Site Plan - PDF or JPG file of site plan:**
  - Vicinity map showing project location, north arrow, graphic scale & date.
  - Name, registration and contact information for owner and responsible professional.
  - Building locations approximate building square footage and number of stories
  - Access to existing roads, circulation routes, sidewalks, parking spaces layout and dimensions.
  - Setbacks, buffers (note as either undisturbed or enhanced), open space areas landscaped areas, impervious surface calculations (if required), and location of amenities (if required).
  - General location of Storm Water Management areas.
  - Provide adequate and defined fire department access
  - Provide adequate water supply/hydrants
  - Indicate whether building is to be sprinkled or proposed FDC location

*Upon review of submittal, additional items may be requested to complete review.*

The City shall have five (5) business days in order to check applications for completeness.

***Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning and Zoning Commission agenda and will be returned to the applicant.***

All items shall be reviewed and approved by Staff and must be in compliance with current City Ordinances.