

CITY OF AUBURN, GA
APPLICATION FOR VARIANCE, WAIVER, OR SPECIAL EXCEPTION

This application applies to: Variances, Administrative Variances, Special Exceptions, and Waivers.

Variances and waivers are modifications of the specific provisions of the City of Auburn Code of Ordinances granted when strict enforcement of the ordinances would cause undue hardship owing to circumstances unique to the individual property on which they are granted.

Instructions: A properly completed application and fees are due at the time of submittal. The submittal deadline is the one month prior to the scheduled meeting date. Variance requests will be considered on the 2nd Wednesday of the following month by the Zoning Board of Appeals (ZBOA). A pre-application meeting is required prior to submitting an application; please contact the Community Development Department to schedule a pre-application meeting at 770-963-4002.

If an applicant needs to further relax the dimensional standards of the Zoning Ordinance for a specific property for the purpose of construction, they can request a variance to the text of the Zoning Ordinance. Such a request might seek to modify the strict terms of lot coverage, placement, setback, yard, buffer, landscape strip, parking and loading or other regulations, but such an application may not occur concurrently with a land use map amendment or modification of conditions, and the approval of one does not indemnify the approval of the other. The Zoning Board of Appeals shall determine whether the requested variance or special exception meets the applicable requirements. The Community Development Director shall determine whether the requested administrative variance meets the applicable requirements in accordance with Section 17.130.020.

The variance process for the City of Auburn involves one public hearing before the Zoning Board of Appeals, where the item will be heard and a decision will be made based on the applicant's submittal information and the report generated by city staff. The Zoning Board of Appeals meets the second Wednesday of each month at 6:00 PM in the Auburn Council Chambers, located at 1361 Fourth Avenue, Auburn, GA 30011. The Administrative Variance process does not require a public hearing. The Community Development Director will issue a decision within 45 days for administrative variances related to Stream Buffers and 30 days for general administrative variance requests. The decision date begins after the date of application acceptance by city staff.

Waivers: Waiver requests to the Development Regulations for the City of Auburn are decided by the City Council. The Community Development Director, along with other affected city and county departments, will review the request and forward such comments or recommendations as may be received to the City Council for final action in their normal course of business. The City Council holds meetings every first and third Thursday of every month in the Council Chamber located at 1361 Fourth Avenue, Auburn, GA 30011.

To initiate a request for a Variance, Waiver, Special Exception within the City of Auburn, an applicant must schedule and hold a pre-application meeting with the Planning & Zoning staff, which must take place by the deadline of 4:00pm on the Friday preceding the application submission deadline on the first Wednesday of the month. These meetings are scheduled as needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant for the zoning appeal process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

VARIANCE, WAIVER, OR SPECIAL EXCEPTION APPLICATION CHECKLIST

(Incomplete applications will not be accepted)

- Pre-Application Meeting
- Completed Application and fee of \$450.00. Make checks payable to City of Auburn.
- Survey Plat of the subject property in accordance with the attached site plan checklist.
- Signed and notarized affidavits of all property owners. Use additional sheets as needed.
- Signed Campaign Contributions Disclosure Statement.
- Written legal description which includes a narrative of the metes and bounds of the property.
- Relevant site photos.
- Letter of Intent. Please describe your situation and why you are requesting a variance, waiver, or special exception.

SITE PLAN REQUIREMENTS

(All applicable items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow.
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property.
- Location of land lot lines and identification of land lots.
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property.
- Proposed streets on the subject site.
- Current zoning of the subject site and adjoining properties.
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage.
- Layout and minimum lot size of proposed single-family residential lots.
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects.
- Location of overhead and underground electrical and pipeline transmission/conveyance lines.
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any deciduous (oak, hickories, poplars, etc.) tree with a DBH of 30 inches or greater, coniferous tree (pines, evergreens, etc.) tree with a DBH of 24 inches or greater, or a small understory tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches or greater. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)

Zoning/Special
Exception

VARIANCE APPLICATION

Type of Request:	<input type="checkbox"/> Zoning/Special Exception	<input type="checkbox"/> Administrative	<input type="checkbox"/> Sign	<input type="checkbox"/> Stream Buffer	<input type="checkbox"/> Other
Applicable Zoning/Sign Code Section:					
Nature of Request:	Required	Proposed	Minimum Setback Requirements	Proposed Setback Requirements	
<input type="checkbox"/> Setback					
<input type="checkbox"/> Sign					
<input type="checkbox"/> # Parking Spaces					
<input type="checkbox"/> Other					
Name of Project/Subdivision:				Present Zoning:	
Property Address/Location:				Tax Parcel ID:	
Briefly describe variance request:					
Owner Name:					
Address:					
Phone:			Email:		
Applicant Name (if different from above):					
Address:					
Phone:			Email:		
<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i>					
Owner/Applicant Signature:				Date:	
Sworn to and subscribed before me this _____ day of _____, 20 _____.					
Notary Public:				Date:	
Application Received by:			Case Number:		
Application Fee: <input type="checkbox"/> \$450					
ZBOA Public Hearing Date:					

CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both the owner's and agent's certifications must be completed. If the owner is filing the application, only the owner's certification must be completed.

OWNER'S CERTIFICATION

The undersigned below, hereby declares that they are the owner(s) of the property, located at

as shown in the records of Barrow or Gwinnett County, GA.

Signature

Date

Appeared before me personally this _____ day of _____, 20 _____.

Signature of Notary Public

Date

CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed below and located at

as shown in the records of Barrow or Gwinnett County, GA.

Signature

Date

Appeared before me personally this _____ day of _____, 20 _____.

Signature of Notary Public

Date

CONFLICT OF INTEREST DISCLOSURE

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant

Signature of Owner

Date

Date

Appeared before me personally this
_____ day of _____, 20 ____.

Appeared before me personally this
_____ day of _____, 20 ____.

Notary Public

Notary Public

My Commission Expires: _____

My Commission Expires: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one) YES NO Your Name: _____

Name and position of government official(s):

Date and amount (which aggregated \$250 or more) of the contribution(s):

Signature of Applicant

Signature of Applicant's Attorney/Representative

Date: _____

Date: _____