

Liberty Consolidated Planning Commission

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VICE CHAIR

Durand Standard

ASST. VICE CHAIR

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H.E. "Sonny" Timmerman, P.E., AICP, Director

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APPEAL PROCEDURES FOR A VARIANCE FROM THE CITY OF HINESVILLE

A "Variance" is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance will result in an undue hardship. The appeals process is intended to review situations where uniform zoning would burden one property owner (the applicant) significantly more than others in the area. A variance must deal with the dimensional requirements of the Zoning Ordinance, specifically: Setbacks, building height, lot size, parking area and sign requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or uses in an adjoining district.

In order to qualify as a variance and thus be heard by the City of Hinesville Board of Appeals, your application must meet all of the following criteria:

1. Does your request represent extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?
2. Will the application of the ordinance to this particular piece of property create an unnecessary hardship?
3. Are conditions peculiar to the particular piece of property involved?

Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance, provided, however, that no variance may be granted for the use of land or building or structure that is prohibited by the Ordinance.

205 E Court St.
Hinesville, GA 31313

phone 408-2030
fax 408-2037

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REASON FOR APPEAL

1. ☐ A decision of the Zoning Official which the applicant believes to be contrary to the meaning of the Zoning Ordinance.

2.

☐

A yard requirement (setbacks)

☐

A lot area requirement

☐

Parking requirement

☐

Sign requirement

☐

A request to vary

☐

A lot width requirement

☐

Building height requirement

☐

Paving requirement

3. ☐ Other:

Describe those things which you feel justify the action requested. (Unique conditions particular to your property that would cause undue hardship. Describe the hardship. Explain if the variance is necessary to provide you the same basic property right that other property owners in the area possess).

List the specific sections of the Zoning Ordinance which have a bearing on your request.

(Use an additional sheet if necessary).

Signature of Owner/Applicant

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APPLICANT _____

ADDRESS _____

We the undersigned, neighbors of _____,
have been informed of his/her intentions to request a variance from the Zoning Ordinance to allow the
above request. Stated below are our individual opinions – oppose or consent

NAME	ADDRESS	OPPOSE/CONSENT	SIGNATURE

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