

**CITY OF COMER APPLICATION FOR REZONING**

**APPLICATION FOR AN AREA VARIANCE**

Application No.: \_\_\_\_\_

The undersigned request the property described below be granted An Area Variance under the provisions of Article XI, § 11.2, of the current Comer, Georgia Zoning Ordinance.

**A. DESCRIPTION AND LOCATION OF PROPERTY:**

TAX MAP NO: \_\_\_\_\_ TAX PARCEL NO: \_\_\_\_\_  
SIZE (ACRES): \_\_\_\_\_ CURRENT USE(S): \_\_\_\_\_  
EXISTING BUILDINGS: \_\_\_\_\_

EASEMENTS: \_\_\_\_\_

NAME OF NEAREST ROAD: \_\_\_\_\_

**B. PROPERTY OWNERSHIP AND APPLICANT INFORMATION:**

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**C. CURRENT ZONING DESIGNATION OF ABUTTING PROPERTIES:**

NORTH: \_\_\_\_\_ SOUTH: \_\_\_\_\_ EAST: \_\_\_\_\_ WEST: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**D. DOCUMENTS ATTACHED:**

SITE PLAN: \_\_\_\_\_

PLAT/SURVEY: \_\_\_\_\_

OTHER: \_\_\_\_\_

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The applicant(s) or a designated agent must attend the City of Comer Public Hearing scheduled for:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

The variance sign must be in place from \_\_\_\_\_ to \_\_\_\_\_.

In order for an area variance to be considered, the owner of a plot of land consisting of one (1) or more adjacent lots of record at the time of the enactment of this ordinance, must not own sufficient contiguous land to enable him/her to conform to the minimum lot size requirements of this ordinance; or if the topography, physical shape, or other unique features of such lots of record, prevent reasonable compliance with the setback if used as a building site upon approval of the Mayor and Council, then an area variance may be granted only when all of the following are satisfied:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; and
2. The application of the Comer Zoning Ordinance to the particular piece of property would create an unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Comer Zoning Ordinance; and
4. Such conditions are peculiar to the particular piece of property involved; and
5. The special circumstances surrounding the request for a variance are not the result of acts by the applicants; and
6. The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use permit in the Zoning District involved.

I hereby certify that the information listed under Section D above and all attached documents are true and correct.

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

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

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**For Zoning Administrator**

Action taken prior to the Public Hearing:

_____ Review sheet attached	
_____ Area Zoning Map attached	
_____ Adjacent property owners notified	_____ (Date)
_____ Public Notice Sign posted	_____ (Date)
_____ Legal Ad submitted	_____ (Date)
_____ Legal Ad published	_____ (Date)

\_\_\_\_\_  
Planning and Zoning Administrator