

## **INTRODUCTION:**

The **Board of Zoning \*Appeals** hears appeals of the requirements of the Zoning and Sign Ordinances, appeals from administrative decisions, and requests for Special Exception uses listed on Chart 1 of the Zoning Ordinance.

## **VARIANCES:**

Required yard and height variances may be granted in accordance with Section 10 of the Zoning Ordinance in cases where the strict application of the ordinance imposes hardship or practical difficulty on the property owner due to the unusual character of the property, which makes compliance extraordinarily difficult or impossible. *Financial hardships will not be considered.*

Variances of the Sign Ordinance may be granted in cases where the strict application of the ordinance imposes hardship or practical difficulties as a result of unusual characteristics of the applicant's property, which make compliance extraordinarily difficult or impossible. *Financial hardships will not be considered.*

## **SPECIAL USE PERMITS:**

Special use permits may be granted in accordance with Sections 8 and 9 of the Zoning Ordinance for uses specified in Chart 1 of the Zoning Ordinance.

## **APPEALS FROM ADMINISTRATIVE DECISIONS:**

The Board of Zoning Appeals has authority to hear appeals from any order, requirement, decision, or determination by any department, office, or bureau responsible for the administration of the Zoning or Sign Ordinances.

## **APPLICATION PROCESS:**

The owner or other party having contractual interest in the affected property must file an application with the Board's secretary no later than 3:00 PM on the submittal deadline date on the official BZA Calendar.

The applicant must submit the following:

1. A completed application (included on this brochure).
2. A \$250 application fee; or in the case of a special meeting, a \$300 application fee (checks to be made payable to the City of Murfreesboro).
3. Supporting materials which should include:

-- For special use permits, a site plan indicating the location of all existing and proposed structures, parking spaces, access points, fences, driveways, and property lines. Home occupation requests should include a statement of the proposed hours of operation, the volume of traffic anticipated, and the nature of the

business. Day-care centers should include a statement from the Department of Human Services that such center can be licensed by the State.

-- For yard variance requests, a site plan showing all existing and proposed structures, property lines, and the distance between structures and the property lines.

-- For appeals from administrative decisions, a statement indicating the order, requirement, decision, or determination being appealed and a statement setting forth the applicant's argument.

-- Additional information may be required at the discretion of the Board's Secretary.

## **MEETING TIME AND PLACE:**

The **Board of Zoning Appeals** meets once a month at 1:00 PM in the Council Chambers located in the City Hall Building at 111 West Vine Street. See BZA Calendar for meeting dates.

## **MEMBERSHIP**

John Rodgers, Jr. Chair	Frances Mosby
Davis Young, Vice Chair	Adam Dodd
Ken Halliburton	

## **STAFF**

Matthew Blomeley, Principal Planner  
Brian Hardison, Sign Inspector  
Amelia Kerr, Sign Inspector  
David Ives, Asst. City Attorney  
Brenda Davis, Recording Assistant

<i>City of Murfreesboro</i> <b>BOARD OF ZONING APPEALS</b>	<b>HEARING REQUEST APPLICATION</b>
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Location/Street Address:			
Tax Map:	Group:	Parcel:	Zoning District:

Applicant:		E-Mail:	
Address:		Phone:	
City:	State:	Zip:	

Property Owner:			
Address:		Phone:	
City:	State:	Zip:	

Request:	
Zoning District:	
Applicant Signature:	Date:

Received By:	Receipt No.:
Application #:	

Murfreesboro  
Board of  
Zoning Appeals



T E N N E S S E E

**HEARING APPLICATION  
AND  
GENERAL INFORMATION**