

REAR YARD VARIANCE APPLICATION



City of Jackson, Mississippi

Land Development/Zoning Division

200 South President Street

P. O. Box 17

Jackson, Mississippi 39205-0017

Phone: 601-960-2071

Fax: 601-960-2192

e-mail: trobenson@city.jackson.ms.us

**INSTRUCTIONS FOR REAR YARD VARIANCE
WITHIN R-1 AND R-1A (SINGLE-FAMILY) RESIDENTIAL DISTRICTS**

A one (1) story extension may be projected into the rear yard but no closer than five (5) feet from the rear lot line provided that such is approved through the following procedure.

Application is filed with the Zoning Administrator who shall place a sign for a period of not less than fifteen (15) days. The petitioner/ property owner shall secure the written approval or acquiescence of such variance from all rear and side adjacent property owners. A site plan of the proposed extension must be filed with this application. If, after the fifteen (15) days notice and the submission of the approval or acquiescence from the adjacent owners, there is no objection filed in writing, the Zoning Administrator may approve the reduced rear yard variance setback. If there is written objection, then the request for such variance shall be considered only under the procedure as set forth in Article XIX of the City of Jackson Zoning Ordinance.

FOR STAFF USE ONLY:

SIGN POSTED: _____

AD PUBLISHED: _____

FINAL APPROVAL GRANTED: _____

COMMENTS:

APPLICATION
FOR REAR YARD SETBACK
VARIANCE

FOR OFFICE USE ONLY

(Please type or print only.)

Petition No. _____

APPLICANT'S INFORMATION

NAME OF APPLICANT: _____

APPLICANT'S ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ E-MAIL: _____

ATTORNEY/REPRESENTATIVE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PROPERTY INFORMATION

PROPERTY ADDRESS:

LEGAL DESCRIPTION OF PROPERTY: *(Please attach a copy of your warranty deed or site plan which includes a full legal property description.)*

PROPOSED USE OF PROPERTY: _____

DOES THIS PROPERTY HAVE RESTRICTIVE COVENANTS? _____
(If yes, attach a true copy of all decisions of agency findings, Council, and Court decisions.)

By signing this application, it is understood and agreed that permission is given to the City Planning Board to place a sign on said property, giving notice to the public that said property is being considered for zoning action. Be it further understood by the applicant that removal of the sign will constitute a withdrawal by the petitioner.

It is further understood and agreed by the applicant, and permission is hereby granted to the Zoning Administrator for the inspections, investigations and/or evaluation reports by the proper agencies, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed usage, then this request will be held in abeyance until such time as those requirements are not met and/or evidence of such is submitted.

The above information is true, correct and complete to the best of my knowledge.

Signature(s)

Applicant

Property Owner

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

SWORN TO AND SUBSCRIBED BEFORE ME,

BACK YARD NEIGHBOR INFORMATION:

TO WHOM IT MAY CONCERN:

I, _____, as property owner adjacent to _____ do hereby agree to allow construction to within _____ feet of the rear property line where twenty-five (25) foot setback is required.

Signature

Address