



121 South Main Street, Nicholasville, KY 40356

Dimensional Variance Application

<i>For Office Use</i>	
Received: ___/___/___	
Fee Paid: \$ _____	
Check No: # _____	
Receipt No: # _____	
Permit No: _____	

Worksite Information (Use PVA information, Property Search available on our website)

Property Address: _____		Lot # _____
Lot Size: _____	Subdivision (if applicable): _____	Zone: _____
Parcel ID: _____		

Applicant Information

Name: _____		
Phone: _____	Email: _____	Is the applicant the legal property owner? Yes / No
Address: _____		

Contractor Information

Name: _____	
Phone: _____	Email: _____
Address: _____	

Supporting Information: Attach a site plan to show size and location of all structures and include proposed distance to all property lines. A narrative is required and should describe the request and provide justification using *KRS 100.243*.

Fee: \$100 plus \$8.69 per adjoining property owner. Paid by Check or Money Order to JCFC.

I certify that all information contained in this application is correct and true to the best of my knowledge. The owner/applicant attests that they have read and agree that all improvement is limited to the drawn up or attached plans, shall meet the setbacks shown and any conditions of approval. Any deviations shall require written approval from the County.

Owner(s) or Owner's Agent Sign & Print Name

Date

For Office Use

Approved: _____	Denied: _____
Conditions: _____	

REVIEWER: _____ DATE: _____



KRS 100.243 - Findings necessary for granting variances.

(1) Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are the result of actions of the applicant taken after the adoption of the zoning regulation from which relief is sought.

(2) The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant after the adoption of the zoning regulation from which relief is sought.

Narrative

Your narrative should address why your variance is necessary, referencing the information listed above.



Site Plan

Must show all structures labeled and distance of structures to each property line.

Your permit is not complete without a site plan including distance to all property lines.



LIST OF ADJOINING PROPERTY OWNERS TO RECEIVE CERTIFIED LETTERS

The applicant must submit a list of names and mailing addresses of all persons owning property adjoining (including properties across public rights-of-way) the subject property, using the form below. Such names shall be secured from the records of the Jessamine County Tax Assessor (Jessamine County Property Value Administrator (PVA) prior to the filing of this application. The applicant should retain a copy of this listing, especially to ensure certified letters cover all persons.

Adjoining Subject Property Address (including city and Zip)	Name of Property Owner(s)	Property Owner's Address if different from Property Address