



JEFFERSON COUNTY, ALABAMA

Variance

A **variance** is a **request for relief** from some of the requirements of the zoning regulations that is granted by the **Board of Zoning Adjustment (BZA)**. Generally, you don't need one, but in exceptional cases they may be appropriate.

When you might need a Variance

Zoning regulations apply to all property in Unincorporated Jefferson County and any incorporated areas we serve. In unusual circumstances, where the strict enforcement of these regulations may not be feasible, **the BZA has the authority to grant variances from the terms of the Zoning Regulations if it will not be contrary to the public interest or the intent of the regulations, and where special conditions or circumstances unique to a specific property exist, a literal enforcement of the Zoning Regulation would result in unnecessary hardship.**

The BZA meets the fourth Monday of every month unless a holiday prevents it. At the hearing you will be given a chance to present your request, and anyone in opposition to your request will also be allowed to speak.

The BZA members will make a ruling at the time of the hearing. If the request is approved you may return on the Wednesday following the hearing to obtain a permit, if needed.

Please note: Failure to appear at the hearing could result in the denial of your request.

Information Required to File a Case

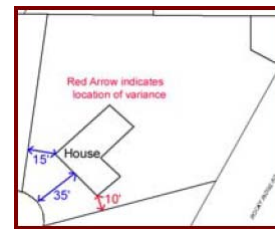
A **recorded deed of ownership** that includes a legal description of the property. If the deed does not include a legal description, then a signed/sealed survey prepared by a registered Alabama Land Surveyor will be required.

Plot Plan - For a residence the plot plan may be hand drawn, however it should clearly indicate what you intend to do with the property.

Only the property owner can apply for a variance. However, the owner can allow a **designated agent** to make application. An agent will need an Agent Authorization Form. The owner's signature on the form must be notarized (with a seal).

Example of a Plot Plan

In this example a 15' side setback is required but the applicant is requesting a 10' setback on one side.



Variance fees

Please refer to our fee schedule available on the Department of Development Services webpage.

Note: If a petition is denied a new request for the same variance cannot be submitted for a period of 6 months from the date of denial.

Planning Division Website

<https://www.jccal.org/ds/Planning>



NEW!!! You can apply for a **Variance online** at [ePermitJC Portal](#)

