

CITY OF MONROEVILLE

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Zoning Board of Adjustment

In municipalities having zoning regulations such as Monroeville, zoning boards of adjustment serve as a relief valve that can allow the use of property that is not otherwise permitted under the property's specific zoning category.

The City of Monroeville Zoning Board of Adjustment has the following powers and duties:

1. To interpret district boundaries;
2. To hear and decide on appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Building Official regarding the enforcement of this Zoning Ordinance;
3. To authorize variances from the requirements of the Zoning Ordinance;
4. To abate nuisances; and
5. To hear and decide on uses permitted on appeal.

A variance is a relaxation of the terms of the zoning ordinance where such will not be contrary to the public interest and, owing to the conditions peculiar to the property and not the result of the actions of the owner, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

The most common type of variances the Zoning Board of Adjustment deals with are requests from property owners for variances from the dimensional requirements of the zoning ordinance. These pertain to height, width, location of structures, or the required setback distances from property lines, other buildings, or rights-of-way.

The Zoning Board of Adjustment consists of five members appointed by the city council. Current members include:

Ray Owens
Walter Crim
Johnny Bush
Billy Black
Derick Pugh