

# PETITION AND APPLICATION FOR CLASS A NONCONFORMING USE, LOT, STRUCTURE, OR OCCUPANCY

*(Official Form March 2014)*

COMES NOW, \_\_\_\_\_, (the "Petitioner") and  
[Name of Petitioner(s)]

respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant Class A Nonconforming status as set forth in Section 40 of the City of Ridgeland Zoning Ordinance, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is \_\_\_\_\_  
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is \_\_\_\_\_  
\_\_\_\_\_ and (if applicable) the Petitioner's  
attorney or representative's name and mailing address is \_\_\_\_\_  
\_\_\_\_\_.
3. The Petitioner's phone number is \_\_\_\_\_ and the Petitioner's  
attorney' or representative's phone number is (if applicable) \_\_\_\_\_.
4. The record title holder of the property is \_\_\_\_\_.  
A copy of the property deed with legal description is attached hereto as Exhibit "A".
5. If the Petitioner is not the owner of the property, the owner's address and phone number  
is \_\_\_\_\_  
\_\_\_\_\_.

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: \_\_\_\_\_

\_\_\_\_\_

Ridgeland, Mississippi 39157

Tax Parcel ID Number(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. A survey of the property certified by a licensed land surveyor is attached as Exhibit "C". The certified plat or map clearly illustrates and indicates the total acreage, number of residential or commercial units in each building (if applicable), and exterior facilities.

9. The property is presently zoned \_\_\_\_\_, according to the official zoning map of Ridgeland, Mississippi.

10. Petitioner requests the follow Nonconforming Class Status (check one):

Administrative Class A Nonconformity (Section 40.03.C)

Designated Class A Nonconformity (section 40.03.D)

11. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

12. A list of the names and addresses of all owners of property within 160 feet of the subject property, excluding road rights-of-way, according to the most recent county tax roll is attached as Exhibit "E".

13. Site and architectural plans for development/improvement of the property may be attached as Exhibit "F".

14. Petitioner intends to use the subject property for the following purpose(s) in accord with requested Class A Nonconforming Status: \_\_\_\_\_

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15. Class A Nonconforming Status of the property is requested for the following reason(s):

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16. Petitioner declares that the continuance of the described Nonconforming Use, Lot, Structure, or Occupancy would not be contrary to the public health, safety or welfare, or the spirit of this Ordinance, if approved. Petitioner offers the following statement to support this declaration (attach additional sheets, if necessary): \_\_\_\_\_

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14. Petition declares that the use, lot, structure, or occupancy does not and is not likely to significantly depress the value of nearby properties. Petitioner offers the following statement to support this declaration: \_\_\_\_\_

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18. Petitioner declares that the use, lot, structure, or occupancy was lawful at the time of its inception and that no useful purpose would be served by strict application of the provisions or requirements of this Ordinance to the nonconformity. Petitioner offers the following statement to support these declarations: \_\_\_\_\_

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19. Petitioner files herewith one original (1) and ten (10) legible copies of this Petition and all exhibits attached hereto.
20. In the event that the Petitioner is seeking an Administrative Class A Nonconforming Status, Petitioner acknowledges the Petitioner must give at least fifteen (15) days notice, to all property owners owning property within 160' of the subject property by certified mail, return receipt requested, of the request set forth in this petition and of the end date of the comment period. Except as otherwise determined, all certified mail receipts and any certified mail return receipts shall be submitted prior to the granting of the status.
21. Petitioner acknowledges that Petitioner has received a copy of the Procedural Rules of the City of Ridgeland Zoning Board, has read the same and fully understands the requirements, rights and duties set forth therein.
22. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

\_\_\_\_\_  
PETITIONER

\_\_\_\_\_  
DATE

