

City	Form for Variance Request	Zoning Maps Generally	Mapping of Variances Specifically	Zoning Board of Appeals Reports	Variance Application or Decision Database	Text of Variance Decisions
New York City (NY)	<u>Applicants are instructed to restate each of five required findings, followed by a comprehensive discussion of how the application meets each of the five findings. Must also refer to evidence provided.</u> ¹	<u>Zoning and Land Use Map includes zoning, proposals, and planning initiatives.</u> ²		<u>Annual Report provides number of variances and special permits by zoning provision from which relief is sought, as well as disposition numbers.</u> ³	<u>There is an Action Search Portal, but it does not provide specific information, only that there was a variance for a specific property. Additionally, it only shows applications filed between 1916 and 1997.</u> ⁴	<u>Case files are available on-site at the Board's office upon request.</u> ⁵
Los Angeles (CA)	<u>Applicants must, on separate pages, copy each required finding and provide detailed explanation of how the proposed project satisfies each finding.</u> ⁶	<u>Both static and interactive city maps.</u> ⁷	<u>Zone Information and Map Access System ("ZIMAS") allows for searching by address or Council District, among other fields, but it does not appear to show variances or other forms of relief.</u> ⁸		<u>Zoning Case database allows for searching for a specific case by case number.</u> ⁹	<u>Weekly reports provide short description of cases and links to dedicated page for each case, which includes detailed Determination Letter.</u> ¹⁰
Chicago (IL)	<u>Proposed Findings of Fact form requires statement explaining how each required finding is satisfied.</u> ¹¹	<u>Zoning and Land Use Map.</u> ¹²	<u>A static map is posted with location of cases for each meeting.</u> ¹³			<u>No, short description of case with outcome and vote provided in minutes.</u> ¹⁴
Houston (TX)	<u>Does not have zoning.</u> ¹⁵					
Phoenix (AZ)	<u>Application must include a written narrative with "information to substantiate how the request meets the established test[]" for a variance.</u> ¹⁶	<u>Both interactive and static maps. "My Community Map" provides zoning information at parcel level.</u> ¹⁷	<u>Map includes a layer for "Zoning Adjustments - Public Hearing Item." Each item includes a link to case with summary of requested relief, result and stipulations.</u> ¹⁸			
Philadelphia (PA)	<u>Application for Appeal requires a statement regarding each required criteria.</u> ¹⁹	<u>Interactive Map provides zoning districts and board of adjustment appeals.</u> ²⁰	<u>Map includes layer titled "Zoning and Planning - Zoning Board of Adjustment Appeals." Each item includes basic information on substance and status of appeal.</u> ²¹	<u>Zoning Code 5 Year Report published in 2017, following 2012 code revision.²² Have not published subsequent reports as of January 2025.</u> ²³	<u>Department of Licenses and Inspections has database where you can look up the history of different properties and see what zoning appeals they've applied for.</u> ²⁴	

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San Antonio (TX)	<u>Application instructions include form requiring detailed explanation of how each variance criterion is satisfied.</u> ²⁵	<u>One-stop Zoning Map and User Guide provides zoning information at parcel level.</u> ²⁶			<u>Data Table with basic information on Board of Adjustment Cases.</u> ²⁷	<u>Meeting minutes through 2015 contained the substance of decision, spoken into record.</u> ²⁸
San Diego (CA)		<u>Zoning and Parcel Information Portal provides detailed zoning information at parcel level.</u> ²⁹				
Dallas (TX)	<u>Instructions explain criteria and state “[n]o case sets a precedent” for variance.</u> ³⁰	<u>Interactive zoning map provides information at the parcel level.</u> ³¹	<u>Zoning Case Map “provides information on specific zoning cases and current status of each.”</u> ³²	<u>Annual Report summarizes volume of variance cases and dispositions.</u> ³³	<u>Zoning Intake Log is available, but does not include variance requests.</u> ³⁴	<u>Meeting Minutes include extensive discussion of individual cases, staff analysis and recommendations, and decision but no analysis by Board.</u> ³⁵
San Jose (CA)	<u>Basic Application form, provides no substantive guidance.</u> ³⁶	<u>Maps (“[M]aps of common interest and to help identify property designations, permit issuance, and code violations.”)</u> ³⁷				<u>Planning Director’s Hearing Minutes provide brief description of cases, relief sought, staff recommendation, and decision.</u> ³⁸
Austin (TX)	<u>Application form includes space for applicant to specify evidence supporting each required finding.</u> ³⁹	<u>Maps (“Property Profile web map application” includes zoning layer).</u> ⁴⁰	<u>Map layer for Review Cases: Board of Adjustment Cases.</u> ⁴¹	<u>Annual reports linked at bottom of page include summary of variance applications and dispositions.</u> ⁴²	<u>Public search portal provides variance decisions if you select “Board of Adjustment” under “Permit/Case Type.”</u> ⁴³	<u>Meeting Minutes Page includes, among other things, Decision Sheets for individual variance applications, which include substance of request, board’s decision, and specific findings.</u> ⁴⁴

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Jacksonville (FL)	<u>Application provides definition of a “variance” and review criteria and asks applicant to describe reason for request in light of criteria. States that “failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.”</u> ⁴⁵	<u>Land Development Review Map shows zoning districts and related regulation at parcel level.</u> ⁴⁶	<u>Map of applications for different forms of zoning relief with links to additional information on each application.</u> ⁴⁷		<u>Land Use & Zoning Application Portal allows search of applications.</u> ⁴⁸	<u>Meeting Agendas provides only basic details.</u> ⁴⁹
Fort Worth (TX)	<u>Application form lists variance criteria and provides space for applicant to explain “how the request meets each of the hardship criterion listed.”</u> ⁵⁰	<u>Zoning & Annexation Map includes zoning districts and related land use regulations at parcel level.</u> ⁵¹	<u>Zoning & Annexation map includes layer for Conditional Use Permits, but not variances.</u> ⁵²		<u>Board of Adjustment applications are linked under “Zoning Cases.”</u> ⁵³ Outcomes and decisions could not be found.	
Columbus (OH)	<u>Application form provides code provision governing variances and requires applicant to state the specific ways in which application demonstrates practical difficulty, as contemplated by code.</u> ⁵⁴	<u>Columbus Zoning Map shows regulations at parcel level.</u> ⁵⁵	<u>Columbus Zoning Map includes layers for proposed and granted BZA and Council variances. Items link to page with additional information and documentation. More information is provided for council variances.</u> ⁵⁶		<u>Rezoning and Variance Case Log provides applications only.</u> ⁵⁷	
Indianapolis (IN)	<u>Instructions explain criteria and state no case sets a precedent for variance.</u> ⁵⁸	<u>Indy Zoning Browser provides zoning, related regulation, and property ownership information at parcel level.</u> ⁵⁹	<u>Indy Zoning Browser can show multiple layers, including variances. For individual properties link provided to Assessor Property Card.</u> ⁶⁰		<u>“Search Cases” portal for Planning / Historic Preservation allows for search of variances, special exceptions, and rezonings. Basic summary provided for each case.</u> ⁶¹	<u>Past hearing results only provide the disposition, no explanation.</u> ⁶²

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Charlotte (NC)	Form requires applicant to <u>“[s]tate facts and arguments in support of each” criterion for establishing “practical difficulties or unnecessary hardships.”</u> ⁶³	<u>Zoning Variances & Appeals interactive map (does not provide zoning districts, but they are available through Open Data Portal).</u> ⁶⁴	<u>Map separately identifies Administrative Deviations, Appeals, and Variances. More recent decisions include information regarding relief requested and decision and a link to the Decision Letter.</u> ⁶⁵		<u>PDFs are available that provide only outcomes of cases.</u> ⁶⁶	<u>Decision Letters are accessible via the interactive map. They explain relief requested, provide findings of fact, explain staff recommendation and potential conditions, and provide decision.</u> ⁶⁷
San Francisco (CA)	<u>Application requires statement of facts relevant to satisfying each of five criteria.</u> ⁶⁸	<u>Property Information Map provides zoning information at parcel level.</u> ⁶⁹	<u>If you select a specific property, the map will show any appeals for Planning Department Review. But there is no separate map of Board of Appeal decisions or variances.</u> ⁷⁰	<u>Board annual reports provide little specific information on variances; they do discuss “cases heard, budget and litigation.”</u> ⁷¹	<u>Zoning Variance Administrator Hearing Archives provide agenda and video minutes.</u> ⁷²	<u>Board Decisions page (scroll down): Provides very brief text; most decisions provided here are not variances.</u> ⁷³
Seattle (WA)	<u>Application form lists each variance criterion and requires applicant to explain how it is satisfied.</u> ⁷⁴	<u>Department of Corrections & Inspections GIS map includes zoning layer.</u> ⁷⁵		<u>Most recent report was published in 2022–23. Report does not provide specific data on variances but includes them under a broader category of “Master Use Permits.”</u> ⁷⁶	<u>Searchable database provides full text of Hearing Examiner Decisions and Recommendations.</u> ⁷⁷	<u>Decisions in database include extensive findings and conclusions of law. A sample is provided here.</u> ⁷⁸

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Denver (CO)	<p><u>General application form includes check boxes for indicating “justifying circumstances” that apply to variance request and then has spaces for applicant to “specify the grounds upon which you are entitled to relief.”</u>⁷⁹</p> <p><u>Variance criteria was recently updated and changed from a “Hardship” standard to a “Justifying Circumstances” standard.</u>⁸⁰</p>	<p><u>Interactive zoning map provides zoning regulations at parcel level.</u>⁸¹</p>		<p><u>Year end report for 2023 is available at bottom of page under “Announcements.” It provides extensive summaries of individual cases.</u>⁸²</p>	<p><u>Board of Adjustment records database provides records from 1998 and includes the subject of appeal and the board action.</u>⁸³</p>	<p><u>For recent decisions there is a short PDF with outcome but no reasoning for each case.</u>⁸⁴</p>
Washington DC	<p><u>Application Instructions state application should include “[a] detailed statement of how the application meets each element of the review standards for special exceptions specified in Subtitle X § 901 or for variances specified in Subtitle X § 1002.”</u>⁸⁵</p>	<p><u>“Office of Zoning provides interactive and static maps for viewing zoning information for every property in the District of Columbia. . . . The official interactive DC Zoning Map is updated daily to ensure consistency with zone changes and other real property data. Static PDF extracts of the Official Zoning Map are updated quarterly.”</u>⁸⁶</p>	<p><u>DCOZ Case and IZ Dashboard includes map and overview of zoning cases by type and recommendation.</u>⁸⁷</p>		<p><u>Zoning Cases Dashboard includes cases since 1964.</u>⁸⁸</p>	<p><u>Case Records database provides links to extensive material, including Board’s Summary Order, transcript, video, all exhibits, property information and project image.</u>⁸⁹</p>

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Nashville (TN)	<p><u>Variance Form outlines review standard and provides space for applicant to explain “[w]hat specific and unique circumstances (hardship) exist that would authorize the consideration of the Board under the review standards as outlined.”⁹⁰</u></p>	<p><u>BZA Tracker Map includes zoning district layers.⁹¹</u></p>	<p><u>BZA Tracker map identifies Active, Deferred, and Complete BZA items. Provides case information, including brief description of application scope, relief sought, and BZA action.⁹²</u></p>			<p><u>Zoning Appeals Board Meeting links contain agenda and orders, which are perfunctory and reference record in meeting video.⁹³</u></p>
Oklahoma City (OK)	<p><u>Application outlines statutory requirements for variance and requires applicant to repeat them, with explanation of how they are satisfied in a MS Word document.⁹⁴</u></p>	<p><u>Interactive Zoning Map provides layers with zoning districts.⁹⁵</u></p>			<p><u>Search for “Board of Adjustment” on this public portal for all city boards and commissions yields meeting information. HTML includes multiple documents for each case, including Staff Report, Statutory Responses, and Application. The outcomes of cases, without any reasoning, can be found in the “Minutes” or “Packet” document.⁹⁶</u></p>	<p><u>No Board decisions were found, but Zoning Appeals Board Meeting documents contain links to documents that include staff reports for individual cases.⁹⁷</u></p>
El Paso (TX)	<p><u>Application requires explanation of request but no reference to statutory requirements.⁹⁸</u></p>	<p><u>Planning Web Maps include zoning districts.⁹⁹</u></p>				<p><u>Minutes do not provide substantive reasoning but do state the dispositions of applications.¹⁰⁰</u></p>

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Boston (MA)	<u>Online Portal requires brief general description.</u> ¹⁰¹	<u>Zoning Viewer provides zoning districts and related regulations at parcel level.</u> ¹⁰²	<u>Zoning Board of Appeals (“ZBA”) Appeals Tracker Map provides location and status of cases and basic information on case.</u> ¹⁰³	<u>Boston Planning and Development Agency provided quarterly reports quarterly reports to BPDA Board summarizing trends in its recommendations and ZBA Cases. Only posted for last two quarters of 2023.</u> ¹⁰⁴		<u>Full opinions available online in single PDF file for each meeting.</u> ¹⁰⁵ <u>Planning Department recommendations to ZBA are also available by meeting.</u> ¹⁰⁶
Portland (OR)	<u>Adjustment Review Process includes link to approval criteria and applications.</u> ¹⁰⁷	<u>City of Portland Zoning App provides details at parcel level and “also holds high-level summaries of base zones, overlay zones, plan districts, historic and conservation districts, and natural resource management plans in the City of Portland.”</u> ¹⁰⁸			<u>Searchable Zoning and Land Use Public Notices database includes extensive decisions provided as individual PDF files.</u> ¹⁰⁹	<u>Files contain extensive decisions.</u> ¹¹⁰

¹ CITY OF N.Y. BD. OF STANDARDS & APPEALS, INSTRUCTIONS FOR COMPLETING BZ APPLICATION 3 (2014), https://www.nyc.gov/assets/bsa/forms/bz_instructions_february_2014.pdf [https://perma.cc/SSU7-KXZQ].

² *ZoLA: New York City’s Zoning & Land Use Map*, N.Y.C. PLAN., <https://zola.planning.nyc.gov/about#9.72/40.7125/-73.733> [https://perma.cc/LH87-E59D].

³ *BSA Reports*, N.Y.C. BD. STANDARDS & APPEALS (2024), <https://www.nyc.gov/site/bsa/applications/bsa-reports.page> [https://perma.cc/4H5F-7N92].

⁴ *Action Search Portal*, N.Y.C. BD. STANDARDS & APPEALS (2024), <https://www.nyc.gov/site/bsa/applications/docketbook.page> [https://perma.cc/T33Z-JD89].

⁵ *Records Requests*, N.Y.C. BD. STANDARDS & APPEALS (2024), <https://www.nyc.gov/site/bsa/applications/records-requests.page> [https://perma.cc/H8NM-CTLU].

⁶ L.A. DEP’T CITY PLAN., FINDINGS/SPECIALIZED REQUIREMENTS: ZONE VARIANCE 1 (2015), <https://planning.lacity.gov/odocument/9fc495d3-e0ea-4726-8143-66f2fdb74a8e/Variance.pdf> [https://perma.cc/7PNU-V2DX].

⁷ *Maps*, L.A. CITY PLAN. (May 31, 2023), <https://planning.lacity.gov/resources/maps> [https://perma.cc/72EP-YW59].

⁸ *ZIMAS*, L.A., <https://zimas.lacity.org> [https://perma.cc/8MMR-94GX].

⁹ *Case Summary & Documents*, L.A. CITY PLAN. (2024), <https://planning.lacity.gov/pdiscaseinfo/caseNumber> [https://perma.cc/7BCS-9H33].

¹⁰ *Weekly Completed Cases Report – Council District*, L.A. CITY PLAN. (Dec. 29, 2024), <https://planning.lacity.org/resources/weekly-completed-case-report> [https://perma.cc/43KG-DJ6N].

- ¹¹ ZONING BD. OF APPEALS, CITY OF CHI., PROPOSED FINDINGS OF FACT SUBMITTED TO THE ZONING BOARD OF APPEALS 4 (2021), https://www.chicago.gov/content/dam/city/depts/zlup/Administrative_Reviews_and_Approvals/Publications/01_Proposed_FoF_variation_with_Economic_Analysis_Form_2021.pdf [https://perma.cc/W6YJ-9NXB].
- ¹² *Zoning and Land Use Map*, CITY OF CHI. DEPT. OF PLAN. & DEV. (2025), <https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning> [https://perma.cc/2MM2-TU62].
- ¹³ See, e.g., Zoning Bd. of Appeals, *Meetings, Calendars and Minutes*, CHICAGO (2024), <https://www.chicago.gov/city/en/depts/dcd/zoning-board-of-appeals/meetings--calendars-and-minutes.html> [https://perma.cc/4NAW-PG2T]; CITY OF CHI. DEPT OF PLAN. & DEV., ZONING BOARD OF APPEALS, NOVEMBER, 2024, at 1 (2024), https://www.chicago.gov/content/dam/city/depts/zlup/Administrative_Reviews_and_Approvals/Agendas/ZBA_Nov_2024_Map.pdf [https://perma.cc/UW78-PBZ8].
- ¹⁴ See, e.g., *Zoning Board of Appeals*, CHICAGO (2025), https://www.chicago.gov/city/en/depts/dcd/supp_info/zoning_board_of_appeals.html [https://perma.cc/ZG74-ZXFX]; CITY OF CHI. ZONING BD. OF APPEALS, FRIDAY – JANUARY 19, 2024 IN-PERSON MEETING 1–14 (2024), https://www.chicago.gov/content/dam/city/depts/zlup/Administrative_Reviews_and_Approvals/Agendas/ZBA_Jan_2024_Minutes.pdf [https://perma.cc/8N2A-Z5ZW].
- ¹⁵ *Planning & Development*, City of Hous., Tex. (2024), <https://www.houstontx.gov/planning/DevelopRegs> [https://perma.cc/7LED-DDCF].
- ¹⁶ CITY OF PHX. PLAN. & DEV. DEPT, ZONING PROCESS GUIDE 1 (2021), https://www.phoenix.gov/pddsites/Documents/PZ/pdd_pz_pdf_00267.pdf [https://perma.cc/4W3R-AXVF].
- ¹⁷ *Zoning Maps*, CITY OF PHX. (2024), <https://www.phoenix.gov/pdd/planning-zoning/pzmaps> [https://perma.cc/V9UW-ED4C].
- ¹⁸ *My Community Map*, CITY OF PHX., <https://phoenix.maps.arcgis.com/apps/webappviewer/index.html?id=13428321a9f84e95a634be1beab5fe96> [https://perma.cc/WES9-QMHJ].
- ¹⁹ CITY OF PHILA. ZONING BD. OF ADJUSTMENT, APPLICATION FOR APPEAL 1 (2018), <https://www.phila.gov/media/20200211132826/Application-for-Appeal-3.28.18.pdf> [https://perma.cc/32J2-WBGU].
- ²⁰ *OpenMaps*, CITY OF PHILA., <https://openmaps.phila.gov> [https://perma.cc/A864-M3ZR] (select layer titled “Zoning and Planning – Zoning Board of Adjustment Appeals”).
- ²¹ *Id.*
- ²² PHILA. CITY PLAN. COMM’N, CITY OF PHILADELPHIA ZONING CODE 5 YEAR REPORT: AUGUST 2012–AUGUST 2017 2–4 (2019), https://www.phila.gov/media/20191121115606/ZoningCode_5Yr_Report.pdf [https://perma.cc/3XNK-PHK3].
- ²³ *City of Philadelphia Five-Year Review of the Zoning Code*, CITY OF PHILA. (Mar. 30, 2023), <https://www.phila.gov/documents/city-of-philadelphia-five-year-review-of-the-zoning-code> [https://perma.cc/H7K2-VDM4].
- ²⁴ See, e.g., *Property History: 816 N 4th St*, CITY OF PHILA. (May 18, 2022), <https://li.phila.gov/property-history/search?address=816%20N%204TH%20ST> [https://perma.cc/RBL4-RLK9].
- ²⁵ INSTRUCTIONS FOR COMPLETING THE REQUEST FOR ZONING VARIANCE TO THE SAN ANTONIO BOARD OF ADJUSTMENT, CITY OF SAN ANTONIO TEX. 2–4 (2018), https://docsonline.sanantonio.gov/FileUploads/dsd/Variance_Application_-_Fillable_Form.pdf [https://perma.cc/6N32-YVVD].
- ²⁶ Dev. Servs., *Maps*, CITY OF SAN ANTONIO (2025), <https://www.sa.gov/Directory/Departments/DSD/Resources/Maps> [https://perma.cc/Z6U2-39AK].
- ²⁷ *Board of Adjustment Cases*, CITY OF SAN ANTONIO: OPEN DATA (Apr. 5, 2024), <https://data.sanantonio.gov/dataset/board-of-adjustments/resource/97199309-d2db-458c-a13c-afe61e39fa6e> [https://perma.cc/LV4R-7GJL].
- ²⁸ *DSD Documents Online*, CITY OF SAN ANTONIO (2024), [https://docsonline.sanantonio.gov/DSDDocsOnline/default.aspx?specific=Board%20of%20Adjustment%20\(BOA\)&document=Minutes%20](https://docsonline.sanantonio.gov/DSDDocsOnline/default.aspx?specific=Board%20of%20Adjustment%20(BOA)&document=Minutes%20) [https://perma.cc/ZN99-8MD5].
- ²⁹ *Zoning*, CITY OF SAN DIEGO (2024), <https://www.sandiego.gov/development-services/zoning> [https://perma.cc/29UN-DCPD].
- ³⁰ CITY OF DALL., REQUIRED MATERIAL FOR FILING AN APPEAL TO THE BOARD OF ADJUSTMENT 4 (2023), https://dallascityhall.com/government/meetings/DCH%20Documents/zoning-board/BDA_Instructions_REVISIED_06.16.23.pdf [https://perma.cc/JAL3-LSP6].

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- ³¹ Emily Liu, Plan. & Dev., *Zoning Resource Page*, CITY OF DALL. (2024), <https://dallascityhall.com/departments/pnv/Pages/Zoning-Resources.aspx> [https://perma.cc/429B-WZJ4].
- ³² *Id.*; *Zoning Cases 2.3*, CITY OF DALLAS P&D GIS, <https://experience.arcgis.com/experience/016541a4704a4577a6d6993bc618ab38> [https://perma.cc/CGU4-HTZQ].
- ³³ Bd. of Adjustment, *About the Board of Adjustment*, CITY OF DALL. (2024), <https://dallascityhall.com/government/Boards-and-Commissions/Board-of-Adjustment/Pages/default.aspx> [https://perma.cc/J3FW-UFYU].
- ³⁴ *Zoning Intake*, CITY OF DALL. DEV. SERVS. (2024), <https://developmentdata.dallascityhall.com/zoning/loadZoningSearchForm> [https://perma.cc/2G8R-6WWD].
- ³⁵ Bd. of Adjustment, *supra* note 33.
- ³⁶ CITY OF SAN JOSE PLAN., BLDG. & CODE ENFT, DEVELOPMENT/USE PERMIT APPLICATION 2–4 (2024), <https://www.sanjoseca.gov/home/showpublisheddocument/41005/638247571488470000> [https://perma.cc/NCL3-P3VW].
- ³⁷ Plan., Bldg & Code Enft, *Maps Commonly Used for Planning*, CITY OF SAN JOSE (2024), <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/maps-commonly-used-for-planning> [https://perma.cc/WMD9-GCAA].
- ³⁸ Plan., Bldg & Code Enft, *Planning Director's Hearing Agendas & Minutes*, CITY OF SAN JOSE (Dec. 11, 2024), <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/commissions-hearings-and-developers-roundtable/planning-director-hearings/planning-director-s-hearing-agendas-minutes> [https://perma.cc/3T2X-VQH4].
- ³⁹ CITY OF AUSTIN DEV. SERVS. DEP'T, BOARD OF ADJUSTMENT GENERAL/PARKING VARIANCE APPLICATION 2 (2022), https://www.austintexas.gov/sites/default/files/files/Development_Services/BOA_GeneralParkingVarianceApplication.pdf [https://perma.cc/WGR4-KBWD].
- ⁴⁰ *Property Profile*, AUSTINTEXAS.GOV (Aug. 26, 2024), <https://maps.austintexas.gov/GIS/PropertyProfile/> [https://perma.cc/ST5B-6EZV] (select map layer “Review Cases: Board of Adjustment Cases”).
- ⁴¹ *Id.*
- ⁴² *Board of Adjustment*, AUSTINTEXAS.GOV, <https://www.austintexas.gov/content/board-adjustment> [https://perma.cc/PZV3-KLP7].
- ⁴³ *Search By*, AUSTINTEXAS.GOV, <https://abc.austintexas.gov/citizenportal/app/public-search> [https://perma.cc/ETE5-2TPQ].
- ⁴⁴ *Meetings of the Board of Adjustment*, AUSTINTEXAS.GOV (Dec. 16, 2024), https://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm [https://perma.cc/MDR6-FHSV].
- ⁴⁵ CITY OF JACKSONVILLE, FLA. PLAN. & DEV. DEP'T, APPLICATION FOR ZONING VARIANCE 2–3 (2017), <https://www.jacksonville.gov/getattachment/Departments/Planning-and-Development/Current-Planning-Division/Variance-Application-2021-06.pdf.aspx> [https://perma.cc/T2D2-VL7A].
- ⁴⁶ Duval Maps, *Land Development Review*, CITY OF JACKSONVILLE, <https://maps.coj.net/landdevelopmentreview> [https://perma.cc/57TP-9ZHJ] (under “Layers,” select “Land Use – Zoning”).
- ⁴⁷ *Search Zoning Application | Public View*, JACKSONVILLE LAND USE & ZONING (Aug. 12, 2024), <https://maps.coj.net/luzap/SearchZoningPublic.aspx> [https://perma.cc/XK23-PLJ6].
- ⁴⁸ *Welcome to the Planning Application Site!*, JACKSONVILLE LAND USE & ZONING, <https://maps.coj.net/luzap> [https://perma.cc/46UB-4AU8].
- ⁴⁹ *Planning Commission*, CITY OF JACKSONVILLE (2024), <https://www.coj.net/departments/planning-and-development/planning-commission.aspx> [https://perma.cc/7DAL-MQJR].
- ⁵⁰ FORT WORTH DEV. SERVS. DEP'T, ZONING BOARD OF ADJUSTMENT: INFORMATION AND GUIDELINES 4 (2024), <https://www.fortworthtexas.gov/files/assets/public/v/9/development-services/documents/resources-applications-forms-videos/b/2024-board-of-adjustment-application-english.pdf> [https://perma.cc/2HLL-ADUP].
- ⁵¹ *Zoning & Annexation Map*, CITY OF FORT WORTH, <https://gisapps.fortworthtexas.gov/Html5Viewer/?viewer=Zoning> [https://perma.cc/S8WG-VC73].
- ⁵² *Id.* (click layer for “Conditional Use Permits”).

- ⁵³ *Zoning Cases*, FORT WORTH (2025), <https://www.fortworthtexas.gov/departments/development-services/zoning/cases> [https://perma.cc/6KE5-E2K3]. Until late 2024, Fort Worth provided little updated information, with the most recent case decision from 2019. *See Board of Adjustment Cases*, CITY OF FORT WORTH (2024), <https://www.fortworthtexas.gov/departments/development-services/zoning/variances/cases> [https://perma.cc/M7GN-2APT].
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- ⁶⁵ *Id.*
- ⁶⁶ *UDO Board of Adjustment Agendas & Decisions*, CITY OF CHARLOTTE (2024), <https://www.charlottenc.gov/City-Government/Initiatives-and-Involvement/Zoning-Board-of-Adjustment> [https://perma.cc/N82Q-3UST].
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- ⁹⁰ NASHVILLE METRO. BD. OF ZONING APPEALS, APPLICATION FOR A VARIANCE REQUEST 3 (2019), <https://filetransfer.nashville.gov/portals/0/sitecontent/Codes/docs/Board%20of%20Zoning%20Appeals/APPLICATION%20FOR%20A%20VARIANCE%20REQUEST.pdf> [https://perma.cc/KFL5-SD52].
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