

ZONING ALPHABET SOUP: ZBA/BOA VS. P&Z/ZPC (COMPARE AND CONTRAST)

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Overviews

- Zoning Board of Adjustment/
Board of Adjustment
- Planning & Zoning Commission/
Zoning & Planning Commission

BOA Authority- Appeal

“...hear and decide an **appeal** that alleges error in an *order, requirement, decision, or determination made by an administrative official* in the enforcement of this subchapter or an ordinance adopted under this subchapter...”

BOA Authority - Variance

“...authorize in specific cases a **variance from the terms of a zoning ordinance** *if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done....*”

BOA Authority – Special Exceptions

“...governing body may authorize the board of adjustment, in appropriate cases and subject to appropriate conditions and safeguards, to make **special exceptions to the terms of the zoning ordinance** that are *consistent with the general purpose and intent of the ordinance and in accordance with any applicable rules contained in the ordinance.*”

BOA Authority – Delegated Matters

“...hear and decide **other matters authorized by an ordinance** adopted under this subchapter...”

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[Land Use Fundamentals 2017: Zoning Alphabet Soup and Land Use Appeals](#)

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