

2026



Legislative Reference Bureau

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BOARD OF ZONING APPEALS



2026 Proposed Plan and Executive Budget Review

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Budget Hearing: 9:00 am on Monday, October 13, 2025

Board of Zoning Appeals

\$686,733

Proposed 2026 Budget

+\$64,485

Overall Change from 2025

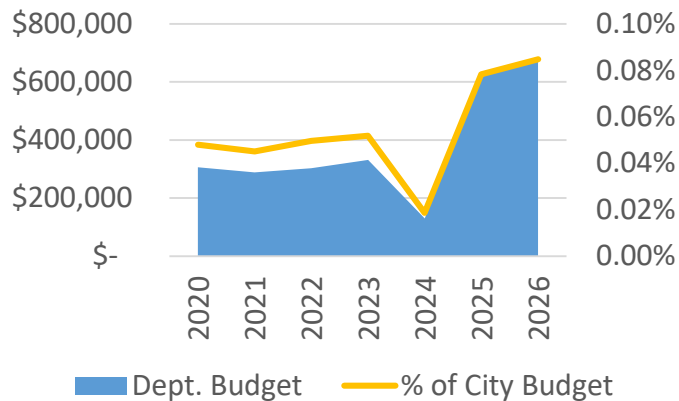
-\$4,315

Difference from Requested

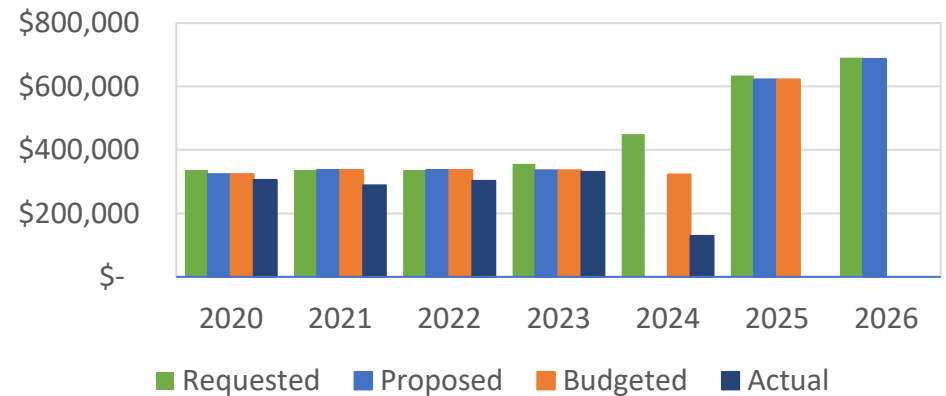
\$691,048

Requested 2026 Budget

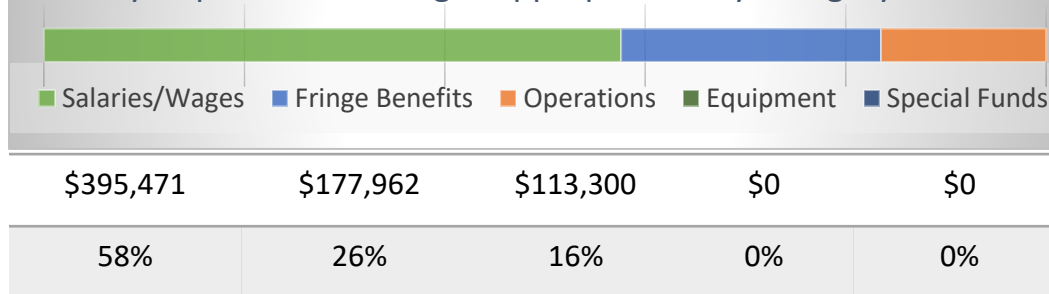
Total Departmental Budget



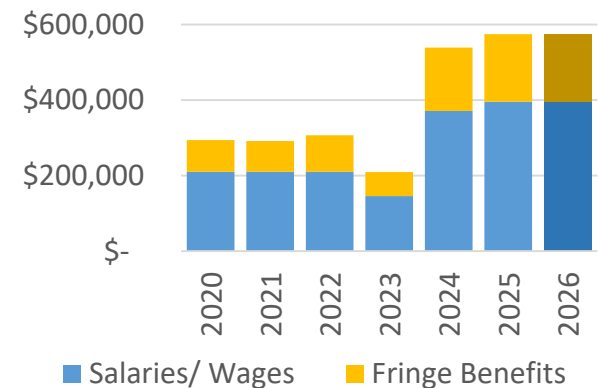
Comparative Funding



Levy Departmental Budget Appropriation by Category



Personnel Budget



Board of Zoning Appeals

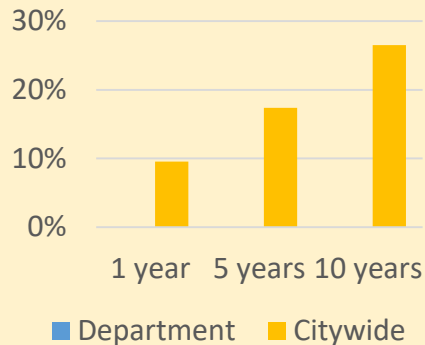
-0.2%

Change in Salaries and Wages
from 2025 Budget

-\$907

Change in Salaries and Wages
from 2025 Budget

Retirement Eligible



Staffing Vacancies

The Board of Zoning Appeals currently has no vacancies.

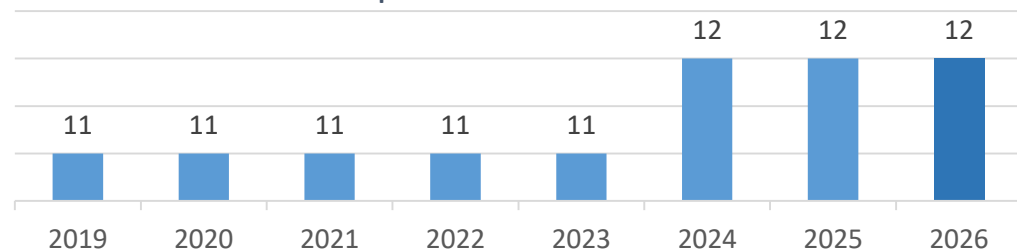
Staffing Update

- No staffing changes for 2026.
- The 2025 Adopted Budget had a Personnel Cost Adjustment of \$4,004 for BOZA. The 2026 Proposed Budget has a Personnel Cost Adjustment of \$0.

Operating Expenditures

- Operating Expenditures are increasing from \$47,500 in the 2025 Adopted Budget to \$113,300 in the 2026 Proposed Budget.
- This change is being driven by a 400% increase in the Reimburse Other Departments line item (from \$15,000 to \$75,000), which is the result of the need for BOZA to increase its reimbursement to the City Clerk's Office for postage and mailing services (CCFN 240371 increase required distances for mailing notices of BOZA special use and variance public hearings to 250 feet).

Department Positions



0	0.0%
Change in Positions	% Change in Positions
0	0
Current Vacancies	Voluntary Separations In 2025

Board of Zoning Appeals

833

Number of appeals filed with the Board in 2024 (up 15.5% from 2023).

So far in 2025, 593 appeals have been filed with BOZA.

115

Average number of days for the Board to hear an appeal and issue a written decision for cases created in 2025 (YTD through 10/2).

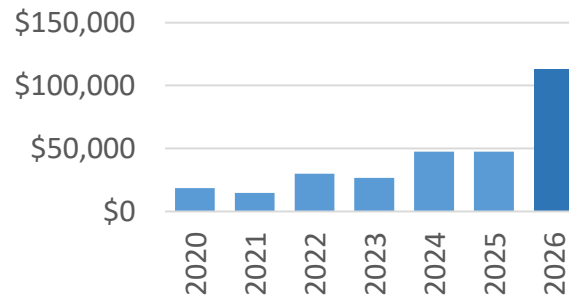
\$271,447

BOZA's actual revenues in 2024, compared to \$300,080 in 2023 and \$234,604 in 2022.

62%

Percentage of 2024 special use permit applications that were renewals (comparable figures were 48% in 2023 and 83% in 2022).

Operating Expenditures Budget



Equipment Budget



Revenue

The Proposed Budget estimates that \$410,000 total revenue will be generated by the BOZA office in 2026, an increase of \$75,000 (+22.4%) from the 2025 Adopted Budget. The office is expected to generate:

Board of Zoning Appeals	\$330,000
Zoning Change Fees	\$80,000
Total	\$410,000

Special Purpose Accounts

The Board of Zoning Appeals is funded by a special purpose account. There are no additional special purpose accounts administered by the office.

Grants

The BOZA office receives no grant funding.

Capital Programs and Projects

There are no capital projects for the Board of Zoning Appeals in 2026.

Appeals to BOZA by Type

Category	2024	2025 YTD
Special use	470	340
Dimensional variance	195	143
Use variance	98	57
Change of operator	56	37
All other	14	16
Total	833	593