TOWN OF WEDDINGTON

Zoning Variance Application

This application is required for all variance applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of $715.00. An additional fee to cover necessary public notification costs shall also be required prior to the application being heard before the Board of Adjustment. In addition to these fees and application, the following items shall also be required:

- ☐ A scaled survey drawn by, and certified as correct, a surveyor or engineer registered in the State of North Carolina, which shows property dimensions, boundaries, and existing and proposed building/additions; and illustrates the variance requested.
- ☑ A map clearly showing the subject property and all contiguous property on either side and all property across the street or public right-of-way from the subject property.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: CD Simmons

Mailing Address: 600 Berkwood Ct. North Myrtle Beach SC 29582

Phone Number: 704-560-4398 Email: chucksimmons67@gmail.com

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: Richard Spencer

Mailing Address: 4222 Antioch Church Rd

Phone Number: 561-573-8370 Email: richspen@gmail.com

SUBJECT PROPERTY INFORMATION

Location: 4222 Antioch Church Rd.

Parcel Number: 06093008

Existing Zoning: Union County

Use of Property: pool house & porch

VARIANCE INFORMATION

1. What Section(s) of the UDO would that variance be from?

   N/A

2. What is the reason for the variance?

   Permit Denied saying new structure in front yard.

3. If the variance is granted, how is it proposed that the property will be used?

   Pool House & Porch

4. What improvements have been (will be) constructed on the property?

   pool, pool house & porch

5. Per UDO Section D-705D(1), when unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all the following:

   a. The hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

      N/A

b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

N/A

c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

N/A

d. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

N/A

6. Per UDO Section D-705D(2), no change in permitted uses may be authorized by variance.

7. Per UDO Section D-705D(3), no variances shall be granted by the Board of Adjustment for the following:

   a. Setbacks for signs and areas and/or height of signs.

   b. Setbacks for Essential Services, Class III.

8. Per UDO Section D-705D(4), no variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.

9. Per UDO Section D-705D(5), appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

10. Per UDO Section D-705D(6), any order of the Board of Adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.

11. Per UDO Section D-705D(7), the Board of Adjustment shall hold a hearing on all complete applications no later than 40 days after the application has been filed with the zoning administrator unless consented to by the applicant.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Applicant	5/29/25 Date
Property Owner(s)	29 May 2025 Date