



TOWN OF WEDDINGTON ZONING VARIANCE APPLICATION

APPLICANT INFORMATION:

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

PROPERTY OWNER INFORMATION *(if different from applicant):*

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION:

Location: _____
Parcel Number: _____
Existing Zoning: _____
Use of Property: _____

The following information shall be completed or provided by all applicants seeking a variance (use additional space on a separate piece of paper, if necessary).

❖ Variance sought: _____

❖ Reason for seeking variance: _____

- ❖ 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.
- ❖ The applicant's interest (ownership, buyer, etc.) is as follows: _____
- ❖ If the variance is granted, it is proposed that the property will used as follows: _____

- ❖ The following type of improvements have been (will be) constructed thereon: _____

- ❖ 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 of 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.

 - 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.

 - 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.

 - 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.

- ❖ No change in permitted uses may be authorized by variance.
- ❖ Additionally, 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.
- ❖ No variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
- ❖ Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
- ❖ 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.
- ❖ 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.
- ❖ 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.

CERTIFICATIONS

I HEREBY CERTIFY THAT ALL OF THE INFORMATION PROVIDED FOR IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION IS ACCEPTED AND DEEMED COMPLETE.

Applicant

Zoning Administrator

Date

Date

(This information is to be filled out by the Zoning Administrator)

Site Plan Attached: YES _____ NO _____

List of Adjoining Property Owners Attached: YES _____ NO _____

Vicinity Map Attached: YES _____ NO _____

Hearing Date: _____

Date Property Posted: _____

Notice to Applicant and Adjoining Property Owners Mailed (Certification Attached): _____

Action Taken by Board of Adjustment: _____

Date Decision of Board of Adjustment Filed: _____