

Town of McAdenville Board of Adjustment Application

Town Hall 163 Main Street
PO Box 9 McAdenville, NC 28101
Phone: 704-824-3190
Web Address: www.townofmcadenville.org

Zoning Variance

Please fill out form completely.

Property Address/Location: _____

Parcel # (6 digits): _____ Zoning: _____

Use of Property: _____

Property Owner: _____

Owner's Address: _____

Phone #: _____ Email: _____

(Business Name or Applicant if other than Property Owner)

Applicant Address: _____

Phone #: _____ Email: _____

I, _____, hereby petition the Board of Adjustment for a variance(s) from the provisions of the Unified Development Ordinance (UDO) for my real property located at _____.

Applicable UDO Section: _____

UDO Requirement: _____

Variance Requested: _____

AN ACCURATE PLAT MUST BE ATTACHED SHOWING ALL EXISTING AND PROPOSED STRUCTURES, PROPERTY LINES, SETBACKS, PARKING FACILITIES AND ANY OTHER RELEVANT INFORMATION. YOU MAY INCLUDE A LETTER TO FURTHER EXPLAIN YOUR VARIANCE REQUEST.

APPLICANT SIGNATURE: _____ DATE: _____

RECEIVED BY: _____ DATE: _____

FEE: _____ PAID: _____

Zoning Variance Application

Standards for Granting a Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board shall grant a variance only upon a showing of all of the following. In the spaces provided, please indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these required conclusions.

UDO SECTION: 5.14

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

2. 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.

3. 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.

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

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the UDO. Violations of the provisions of the variance granted, including any conditions or safeguards, which are a part of the granting of the variance, shall be deemed a violation of the UDO. I, _____, hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

APPLICANT SIGNATURE: _____

DATE: _____