



TOWN OF CORNELIUS VARIANCE APPLICATION

Date Filed: / /	Case #: VAR
Fee Paid: \$	Public Hearing: / /
Applicant:	Tax Parcel:
Location of Variance:	Zoning:

I, _____, hereby petition the Board of Adjustment for a ***VARIANCE*** from the literal provisions of the Town of Cornelius Land Development Code because, under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land described above in a manner shown by the Plot Plan attached to this form. I request a variance from the following provisions of the Zoning Ordinance (cite Section and numbers) _____

Describe the variance being requested on the above referenced property: _____

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act (G.S. 160A-388), the Board is required to reach the following conclusions as a prerequisite to the issuance of a variance:

- A. 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.

- 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.

- 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 ordinance, such that public safety is secured, and substantial justice is achieved.

Please State Facts & Arguments in Support of EACH of the Following Statements:

- A. 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

- 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.

- 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.

Variance Application
continued

- D. 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.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Name of Appellant (if any)

Name of Owner

Appellant's Address

Owner's Address

City, State, Zip Code

City, State, Zip Code

Date

Date

Telephone Number

Telephone Number

Fax Number

Fax Number

Email Address

Email Address

Signature

Signature

NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS

The following are individuals, firms, or corporations owning property adjoining (including those properties across the street) the property described in this application. Type or print the complete names and addresses including zip code and tax parcel number. These persons will be notified in writing of the time and place of the hearing.

Name	Address/City/State/Zip	Tax Parcel Number
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Submit or draw a Site Plan below describing property and variance request. Give all appropriate dimensions, buildings/structures and their distance to property lines, right-of-ways, etc.

