

UNION COUNTY BOARD OF ADJUSTMENT

Variance

APPLICATION FOR VARIANCE

Date Filed: _____

Petition No.: _____

Application Deadline _____

Fee: _____

Applicant Information

Name

Address

City

State

Zip Code

Email

Phone Number

Relationship to Owner

Owner Information

Name

Address

City

State

Zip Code



Property Information

Address

Occupant / Use

Zoning

PIN Number

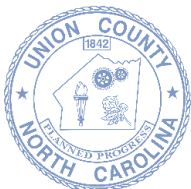
Applicability

1. A variance is a grant of relief to a property owner from strict compliance with the regulations of this ordinance. The intent of a zoning variance is not to simply remove an inconvenience or financial burden that may result from compliance with applicable ordinance requirements. Variances are intended solely to help alleviate an unnecessary hardship that would be caused by strict application of the subject regulations. They are intended to provide relief when the requirements of this ordinance render property extremely difficult or impossible to put to reasonable use because of some unique or special characteristics of the property itself.

2. Authorized Variances

The board of adjustment is authorized to grant a variance to any regulation in this ordinance, except that the variance procedures may not be used to do any of the following:

- a. Allow a use in a zoning district that is not otherwise allowed in that zoning district (i.e., "use variances" are prohibited);
- b. Waive, vary or modify applicable minimum lot-area-per-unit (density) requirements, provided that this provision is not intended to prohibit variances to minimum lot area or width requirements for lots occupied by a single dwelling unit;
- c. Waive, modify or amend any sign regulation of Article 50;
- d. Waive, modify or amend any definition or use category;
- e. Waive, modify or otherwise vary any of the review and approval procedures of this article; or
- f. Waive, vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body or the state or federal government.



Variance Applied For: _____
Section Number: _____

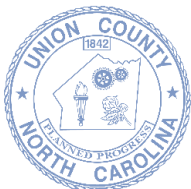
Findings of Fact:

No variance may be approved by the board of adjustment unless it makes all of the following findings:

- 1. The strict application of the ordinance will result in an unnecessary hardship, but it is not necessary to conclude that strict application will prevent any reasonable use of the property;**

- 2. The hardship of is unique to the subject property, rather than common to neighboring properties or to the general public;**

- 3. The hardship relates to conditions peculiar to the subject property (e.g., location, size, shape, topography), rather than personal circumstances of the applicant or owner of the subject property;**



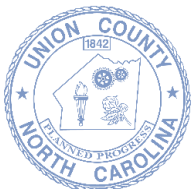
4. The hardship is not the result of actions taken by the applicant or subject property owner, although the act of purchasing property knowing that a variance may be needed or required does not constitute a self-created hardship; and

5. By granting the variance, the spirit of this ordinance will be observed, public safety and welfare will be secured, and substantial justice will be done.

Additional Information Needed.

List of Adjoining Property owners (name & address), as defined by the Union County Development Ordinance. Please attach separate sheet of paper.

Attach hereto a complete copy of a tax map of the property.



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

Print owner / applicant name

Print representative name

Signature of owner / applicant

Signature of representative

Date

Date

NO REQUEST FOR A VARIANCE WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

IN THE SITUATION THAT THE PROPERTY OWNER IS NOT AN INDIVIDUAL, PLEASE INCLUDE DOCUMENTATION THAT APPLICANT IS AN AUTHORIZED REPRESENTATIVE.

IF THE PROPERTY OWNER IS NOT THE APPLICANT APPEARING TO SPEAK BEFORE THE BOARD OF ADJUSTMENT, SUCH AS LESSEE, PLEASE PROVIDE EXPLANATION OF RELATIONSHIP TO APPLICANT/REPRESENTATIVE. PRESENTING REPRESENTATIVE'S AUTHORITY TO APPEAR SHALL BE VERIFIED BEFORE THE APPLICATION IS CONSIDERED COMPLETE.

