



Rowan County Department of
Planning & Development
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Case # ZBA
Date Filed _____
Received By _____
Amount Paid _____

Office Use Only

VARIANCE APPLICATION

OWNERSHIP INFORMATION:

Name: _____
Signature: _____
Phone: _____ Email: _____
Address: _____

APPLICANT / AGENT INFORMATION:

Name: _____
Signature: _____
Phone: _____ Email: _____
Address: _____

PROPERTY DETAILS:

Variance Requested on Property Located at: _____
Tax Parcel: _____ Zoning District: _____

TO THE ROWAN COUNTY ZONING BOARD OF ADJUSTMENT:

I _____, hereby petition the Board of Adjustment for a
VARIANCE from the provisions of the Rowan County _____ Ordinance because,
under the interpretation given to me by the 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 ordinance (cite Section & Code req.):

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment may grant a variance if it concludes that strict enforcement of this ordinance would result in unnecessary hardships for the applicant. The Zoning Board of Adjustment, in granting, shall ensure that the spirit of this ordinance is maintained, public welfare and safety ensured, and substantial justice done. In the following spaces, indicate the **facts** and **argument** you plan to render, in order to convince the Board, to properly determine that their conclusions or findings of fact are applicable.

- 1) Unnecessary hardship would result from the strict application of the ordinance. (It shall not be necessary to demonstrate that, in the absence of a 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 and / or conditions common to the neighborhood or general public may not be the basis for granting a variance);

- 3) The hardship is not the result of the property owner or applicant's own actions. (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;

5) The variance will not result in a land use otherwise not permitted in the applicable zoning district nor authorize the extension of a nonconforming situation in violation of article VI, or other applicable provisions of this chapter;

6) If applicable, the setback reduction is no more than fifty (50) percent of that required and the resulting setback is no less than five (5) feet from any property line or right-of-way.

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

Signature

Date

* Includes administrators and enforcement officers with the Department of Planning and Development.

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1. Signature of Coordinator: _____ 2. ZBA Hearing: ____/____/____
3. Notifications Mailed: ____/____/____ 4. Property Posted: ____/____/____ 5. ZBA Action: Approved _____
Denied _____ 6. Date Applicant Notified: ____/____/____ 7. Date CMO Notified: ____/____/____