

TOWN OF WEAVERVILLE APPLICATION FOR A VARIANCE

Planning and Zoning Department, 30 South Main Street, P.O. Box 338, Weaverville, NC 28787
(828) 484-7013 --- fax (828) 645-4776 --- tgupton@weavervillenc.org
Application Fee: \$250.00 + \$50.00 for each variance requested

OWNER/APPLICANT NAME:

APPLICATION DATE:

PHONE NUMBER:

MAILING ADDRESS:

NATURE OF THE VARIANCE(S):

PROPERTY ADDRESS:

PIN:

LOT AREA (acres):

ZONING DISTRICT:

APPLICATION IS NOT COMPLETE WITHOUT A GENERAL SITE PLAN.

The Zoning Board of Adjustment is authorized to grant a variance when unnecessary hardships would result from carrying out the strict letter of the terms of Chapter 36 of the Code of Ordinances upon a showing of all of the following:

- a. Unnecessary hardship would result from the strict application of this chapter. 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 this chapter such that public safety is secured and substantial justice is achieved.
- e. The variance is not a request to permit a use of land, building or structure which is not permitted in the zoning district in which the property is located.
- f. The variance is not a request to permit a prohibited sign.

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

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It is the applicant's responsibility to obtain a copy of the Town of Weaverville Zoning Ordinance and to be fully aware of the regulations detailed therein.

Application has been reviewed with the applicant.

SIGNATURE OF APPLICANT DATE

SIGNATURE OF ZONING ADMINISTRATOR DATE

OFFICE USE ONLY

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FEE: \$	DATE PAID:	<input type="checkbox"/>	CHECK <input type="checkbox"/> CASH <input type="checkbox"/>
DATES OF PUBLIC NOTICE ADVERTISED:		DATE OF PUBLIC HEARING:	
ZBA DECISION:	<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	DATE:
<input type="checkbox"/>	APPROVED WITH CONDITIONS:		