



TOWN OF PILOT MOUNTAIN

124 W. Main Street · Pilot Mountain, NC 27041

P: (336)368-2247

Variance Application

Case #	Receipt #
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Project Information

Date of Application _____

Tax Parcel Number(s) _____

Address _____ Property Size _____

Zoning District _____ Overlay District(s) _____

Contact Information

Applicant _____ Property Owner _____

Address _____ Address _____

City, State, Zip Code _____ City, State, Zip Code _____

Telephone _____ Telephone _____

Email address _____ Email address _____

Signature _____ Signature (Required) _____

Description of Request

Briefly explain the nature of this request.

Factors Relevant to the Issuance of a Variance

When practical difficulties, special conditions, or unnecessary hardships would result from carrying out the strict letter of the *Unified Development Ordinance*, the Planning & Zoning Board shall have the power to vary or modify any of the regulations or provisions of the *Ordinance* relating to

construction or alteration of buildings or structures so that the spirit of the *Ordinance* shall be observed, public safety and welfare secured, and substantial justice done. Conditions may be imposed by the Board to mitigate the effects created by granting the variance. The applicant has the burden of producing competent material and substantial evidence to establish the facts and conditions. In the space provided below, indicate the *facts and argument* that you intend to provide to convince the Board that it can properly reach the following required conclusions:

- A. 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); and**

- 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); and**

- C. The hardship did not result from actions taken by 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); and**

- D. The requested variance is consistent with the spirit, purpose and intent of this Ordinance, such that public safety is secured and substantial justice is achieved.**

Board of Adjustment Meeting Date: _____

Board of Adjustment Decision: _____