CITY OF BELMONT Application for Zoning Board of Adjustment Hearing

For Office Use Only	application Number BA		
Date Filed / /	Date of Board Meeting / /		
Conditional Use PermitVariance {S.F. Residential}	AppealVariance {Other}		
Description			
of Request			
3			
Applicant Information			
Name			
Address			
City S	State		
Zip			
Telephone ()			
Property Owner Information (If different from above)			
Name			
Address			
City	State		
Zip			
Telephone ()			
Property Location and Description			
roperty Location and Description			
Address			
Tax Parcel Number	Current Zoning Classification		

This application should be accompanied by a scaled site plan of the property which includes the following information: Lot dimensions, setback dimensions for existing structures, location of all existing structures, location of all underground utilities (water, sewer, power, cable, & gas), other topographical features (bodies of water, significant stands of trees, etc.)

Names and Addressees 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.

Notification of this Board Meeting shall be sent to all adjacent property owners in accordance with North Carolina State Law. The applicant is responsible for all costs related to this notice.

(Total Cost = Number of Adjoining Property Owners X \$ 1.50)

Name	Address
	_

Variance Request Description

Section(s) of Ordinance requesting relief from:

Applicant's	
Description of	
Hardship incurred	
from literal	
enforcement of the	
Ordinance	

The Board of Adjustment after having held a public hearing to consider the request for a variance to the Belmont Regulating Ordinance, will make the following findings of fact and draw the following conclusions in order to render their decision.

- 1. 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.
- 2. 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.
- 3. 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.
- 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.

It would be in the best interest of the applicant to submit the following sheet with each finding answered and described as they pertain to their variance request. Please use additional sheets if necessary. In order to grant a variance, each of the findings must be found in the affirmative by the Board of Adjustment by a 4/5 majority of the Board's membership.

Request for Variance

1)	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. This conclusion is based upon the following findings of fact:	
2)	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. This conclusion is based upon the following findings of fact:	
3)	3) 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 justithe granting of a variance shall not be regarded as a self-created hardship. This conclusion is based upon the following findings of fact:	
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. This conclusion is based upon the following findings of fact:	

Appeals Request Description

Written decisions of the Zoning Administrator may be appealed to the Board of Adjustment within thirty (30) days from receipt of the Administrator's decision.

Please attach a copy of the written decision of the Zoning Administrator that is being appealed.					
Please enter the date that you received this written notice:					
Please indicate if you would like an expedited hearing date (i.e., a hearing to occur as early as fifteen (15) days from the date the application is received and filed): Yes No					
Applicant's description of why they disagree with the Zoning Administrator's decision. Please use additional sheets if necessary.					

A simple majority of the Board of Adjustment membership is necessary to overturn or modify the decision_of the Zoning Administrator.

Signatures	
Applicant	Date
Property Owner, If Different From Applicant	Date
Zoning Administrator	Date

Application revised on 2/12/2018.