

BOARD OF ADJUSTMENT VARIANCE APPLICATION



102 Town Hall Dr., Leland, NC 28451
www.townofleland.com
FEE \$500.00

Planning and Inspections Department
Phone 910-371-3390 Fax 910-371-1158

The following items are required to be submitted with this application:

- Development Site Plan (if applicable)
- Copy of the deed for the land involved
- List of ALL property owners within 100 feet of the perimeter of the property subject of this application (Name, Parcel#, and Owner's mailing address must be included)
- Business size stamped or labeled envelopes with the property owners (within 100 feet of subject property) name and address on them as referenced above with the appropriate postage

Applicant Information

Name: _____

Mailing Address: _____ City/State/Zip: _____

Phone: _____ Alt. Phone: _____ Email: _____

Property Information

Property Owner's Name: _____

Property Address: _____ City/State/Zip: _____

Variance Information:

Requesting Variance from Section(s): _____ Purpose of Variance: _____

Factors relevant to granting of a variance: A Variance may be granted by the Board of Adjustment when unnecessary hardships would result from carrying out the strict letter of the zoning ordinance. On a separate sheet of paper to be submitted with this application, indicate how the requested variance will adhere with all of the following:

The applicant will be responsible for providing evidence supporting each point at a Quasi-Judicial hearing to be held by the Board of Adjustment.

1. An unnecessary hardship would result from strict application of the ordinance and it shall not be necessary to show that, absent the variance, that no reasonable use can be made of the property.
2. Hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardship resulting from personal circumstance, as well as hardship resulting from common conditions throughout the neighborhood or public may not be basis for hardship.
3. The hardship did not result for actions taken by the applicant or property owner. The act of purchasing

property with knowledge that circumstances exists shall not be regarded as a self-created hardship.

4. The request of the variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Certification

I certify that all of the information presented in this application and other required documents are accurate to the best of my knowledge.

Applicant's Signature _____ Date _____