

CITY OF LOWELL

VARIANCE APPLICATION

Application Number: _____

Date Filed: _____

Street Address or Location of Subject Property: _____

Recorded in Deed Book: _____ Page Number: _____

Tax PIN: _____

Size of Property: _____

Frontage: _____ Depth: _____

Zoning of Property: _____

Existing Use of Property: _____

Property Owner: _____

Address: _____

Phone: _____

Applicant: _____

Address: _____

Phone: _____

Relation to Property: _____

Please list all owners of property which is adjacent to the subject property.

NAME	TAX PIN	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(If needed, please attach additional sheets)

GENERAL INFORMATION

1. If the variance is granted, will the current use of the subject property be changed?
If so, what use will be placed on the subject property?

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2. Have any changes already been made to the subject property? If so, please describe the changes that have been made.

3. If the variance is granted, what changes will be made to the property?

4. How will this change result in a violation of the Zoning Ordinance?

**ESTABLISHMENT OF A HARDSHIP
AND OTHER FACTORS RELEVANT TO
THE GRANTING OF A VARIANCE**

The Board of Adjustment does not have unlimited discretion in the granting of a variance. Before granting a variance, the Board must reach three conclusions. These conclusions are:

1. there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance;
2. the variance is in harmony with the general purpose and intent of the Ordinance and will preserve the spirit of the Ordinance; and
3. the public safety and welfare will be assured and substantial justice will be done.

In relation to the above section, please answer the following questions:

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1. If the strict letter of the Ordinance is followed, what hardship will exist?

2. Because of Ordinance standards, will you be unable to secure **any** reasonable use or return from the subject property? Please explain how you will be unable to secure reasonable use or return from the subject property.

3. Does this hardship result from standards set forth in the Zoning Ordinance? Please explain how Ordinance requirements cause this hardship.

4. Is this hardship suffered by your physical property? Please explain how this hardship relates to the subject property.

5. Is this hardship unique to your property? Please explain how this particular hardship is suffered only by your property.

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6. Is this hardship the result of your own actions? Please explain how this hardship is or is not the result of your own actions.

7. If this variance is granted, will the public safety and welfare be protected? Please explain how the public safety and welfare will be protected.

8. If the variance is denied, will the benefit to the harm suffered by you substantially outweigh the benefit to the public? Please explain your answer.

9. Please give any other information that you feel should be included in this application?

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

Applicant's Signature

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NOTES: All variance applications must be submitted to the Zoning Administrator no later than 15 days before the date of the Board of Adjustment meeting at which the request will be heard.

A sketch plan must be attached to this application showing property dimensions, boundaries, existing structures, proposed structures, and proposed additions. This sketch must also illustrate the variance request.

Tax Pin's and property ownership information can be found in the Gaston County Tax Office at the Gaston County Court House.

If you have any questions or concerns, please call the Lowell Planning Department at 704-824-3518.

APPLICATION PROCESSING FEE: Please attach a check payable to the **City of Lowell** in the amount of \$200.

Staff Use Only:

Date Scheduled for Board of Adjustment Consideration:

Date: _____ Time: _____ Location: _____

Date notice sent applicant and adjacent contiguous property owner(s): _____

(Notice shall be sent AT LEAST 10 days prior to public hearing by first class mail)

Date notice posted on property: _____

(Notice shall be posted at least 10 days prior to the public hearing)

Board of Adjustment recommendation: ___ Approved ___ Denied

Notes/Comments:
