

Variance Application

Lincoln County Planning and Inspections Department
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010



Part I

Applicant Name _____

Applicant Address _____

Applicant Phone Number _____

Property Owner's Name _____

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location _____

Property ID # (10 digits) _____ Property Size _____

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

Part III

Briefly describe how the parcel is zoned, used, and list any existing structures.

Briefly explain your reason for seeking a variance.

Describe the type of variance you need.

\$400 APPLICATION FEE MUST BE RECEIVED
BEFORE PROCESSING A VARIANCE REQUEST

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant

Date

Owner

Date

Application #: _____

Date of Application: _____

ZONING BOARD OF ADJUSTMENT'S FINDINGS OF FACT

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.

Yes _____ No _____

Factual reasons cited by the Board:

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.

Yes _____ No _____

Factual reasons cited by the Board:

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.

Yes _____ No _____

Factual reasons cited by the Board:

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.

Yes _____ No _____

Factual reasons cited by the Board:

***Based on the Findings of Fact, the following action was taken on _____
_____ by the Lincoln County Zoning Board of Adjustment after a public hearing was held and duly advertised:***

In approving said variance, the following conditions have been imposed by the Zoning Board of Adjustment:
