



VARIANCE APPLICATION

NOTE: A pre-application meeting with City staff is required prior to filing this application.

THE FOLLOWING MUST BE SUBMITTED WITH ONE (1) COPY OF THIS APPLICATION:

- A filing fee – In accordance to current City of Wilson fee sheet.
- A copy of the deed or lease to the property, or a letter from the property owner, on the owner's letterhead, authorizing the applicant to use the property for the requested use.
- A map drawn to an engineer's scale on an 8½x11 sheet, or larger, showing the following:
 - a. the property, with distances of property lines shown
 - b. the nearest intersection of two public streets
 - c. all existing and proposed structures on the property and their setbacks
 - d. applicant's name (if different from owner)
 - e. other features necessary to describe the request

NOTE: An incomplete application will be considered invalid and will not be processed.

PLANNING AND DEVELOPMENT SERVICES

Planning • Land Development • Neighborhood Improvement • Construction Standards • Geographic Information Systems • Community Development
112 Goldsboro Street East • PO Box 10 • Wilson NC 27894-0010 • 252.399.2219 or 252.399.2220 • FAX 252.399.2233

VARIANCE APPLICATION

APPLICANT/AGENT INFORMATION:

Name _____

Address _____

Phone _____

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM ABOVE):

Name _____

Address _____

Phone _____

PROPERTY INFORMATION:

Address _____

Property Identification Number (PIN) _____

Current (or most recent) Use _____

Zoning District _____ Proposed Use _____

VARIANCE INFORMATION:

Zoning Ordinance Section(s): _____

Description of Variance Request:

Amount of Variance: _____

APPLICANT'S STATEMENT TO THE BOARD:

I, _____, hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the City of Wilson Zoning Ordinance because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the property described herein in the manner described herein and in the accompanying attachments.

I request a VARIANCE from the following provisions of the Ordinance (cite section numbers):
_____ so I can use the property in the manner described herein and in the accompanying attachments.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling law, the Board is required to reach three conclusions before it may issue a variance. These conclusions are described below and spaces are provided under each. In these spaces, provide the **FACTS** and **ARGUMENTS** that you feel will convince the Board to reach each of these required conclusions (attach additional pages if you need to).

1. There are practical difficulties or unnecessary hardships in the way of carrying out the spirit of the ordinance because:

A. if the applicant complies with the provisions of the ordinance, he/she cannot secure a reasonable return from, or make ANY reasonable use of, the property. (It is not enough to say that failure to grant the variance makes the property less valuable.)

B. the hardship results from the application of the ordinance to the applicant's property - there are unique characteristics about the property so that when the ordinance is applied, the hardship results. (Note: Hardships suffered by the applicant in common with his neighbors do not justify a variance. Also, unique personal or family hardships are irrelevant, since a variance, if granted, runs with the land.)

C. the hardship is not the result of the applicants own action.

2. The variance will be in harmony with the general purpose and intent of the ordinance, will preserve its spirit, and will do substantial justice. (Variances which would change the district boundaries shown on the official zoning map, expand or extend a nonconforming use, or permit a use forbidden by the ordinance, conflict with the "spirit" of the ordinance.)

3. The variance will not impair an adequate supply of light and air to adjacent properties; will not materially increase the public danger of fire and safety; will not materially diminish or impair established property values within the surrounding area; and will not otherwise impair the public health, safety or general welfare.

CERTIFICATION:

I (We), certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my (our) knowledge, information, and belief.

Signature (owner/agent)

Date

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