



TOWN OF RAMSEUR

APPLICATION FOR A VARIANCE

Applicant: _____

Date: _____

Address: _____

Parcel number: _____

City, ST ZIP: _____

Application number: _____

Owner: _____

Contact Name: _____

Address: _____

Contact Phone Number: _____

City, ST ZIP: _____

Contact E-mail: _____

LOCATION INFORMATION:

Address: _____

Subdivision / Lot # _____

Lot Size: _____

ZONING INFORMATION:

Zoning District: _____

Class A Flood Plain on Prop: _____

Specialty District: _____

VARIANCE REQUESTED: _____

The undersigned owner/applicants respectfully request pursuant to the Town of Ramseur Zoning Ordinance, that the property described above be issued a **Variance** for the purpose described above. By signing this application, the property owner/applicants certify that all the information in this application is accurate to the best of their knowledge, information and belief. It is also acknowledged that any restrictions or conditions imposed shall be binding on the owner/applicants and their successors in interest.

Signature of Owner/Applicant

Date

Authorized Town Official

Date

When submitting to the Town Clerk, the completed application must be accompanied by a Site Plan and any design plans of any proposed structures and/or renovation plans of existing structures, and the application fee of \$100.00, before the request will be scheduled for Public Hearing.

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Variance. Under State law the Board is required to make *Conclusions* based on *Findings of Fact*.

PRIOR TO APPROVAL OF A VARIANCE THE TOWN BOARD OF ADJUSTMENT MUST MAKE THE FOLLOWING *FINDINGS OF FACT*:

- 1) Unnecessary hardship would result from the strict application of the regulation. It is not 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. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- 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 is not a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secure and substantial justice is achieved.

SITE PLAN REQUIREMENTS

This application must be accompanied by a Site Plan with the following information:

- 1) Actual dimensions of the lot
- 2) Size of proposed structure
- 3) Location of proposed structure
- 4) Location of any existing structure(s)
- 5) Number of units (if multiple) the building plans to accommodate
- 6) Approximate setbacks from property lines and road right-of-way(s)
- 7) Buffers (if required)
- 8) Other information as may be deemed necessary

**TOWN OF RAMSEUR
Department of Planning & Zoning
724 Liberty Street
PO Box 545
Ramseur, NC 27316
(336) 824-8530**