

**TOWN OF LAKE LURE
APPLICATION FOR ZONING VARIANCE**

Application Fee: \$480.00

Case No. ZV-

Approved by Bd. of Adj: _____	_____
	Zoning Administrator
Rejected by Bd. of Adj: _____	Date: _____
(see attached Order)	

Please complete both sides of form.

APPLICANT:

(Check one) Owner: _____ Agent: _____ (If applicant is not the owner, attach authorization to act as agent)

Name: _____ Date of Application: _____

PROPERTY:

Property located at: _____

Map Page: _____ Block: _____ Lot: _____ Current zoning: _____ Parcel/Tax PIN _____

VARIANCE REQUESTED (check all that apply):

Min. lot area:
(Attach Attorney's Certificate of Title)
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Min. front (street) yard:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Min. parking spaces:
(see section 36-218)
Required _____
Reduced to _____
Reduced by _____

Min. lot width at building site:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Min. front (lake) yard:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Max. sign number:
(see section 36-336)
Required _____
Increased to _____
Increased by _____

Min. open space:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Min. side yard:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Max. sign height:
(see section 36-336)
Required _____
Increased to _____
Increased by _____

Max. building height:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Min. rear yard:
(see section 36-70)
Required _____
Reduced to _____
Reduced by _____

Max. sign size:
(see section 36-336)
Required _____
Increased to _____
Increased by _____

VARIANCE REQUESTED (Continued - check all that apply):

Other

Section _____ of the zoning regulations requires: _____

Request: _____

JUSTIFICATION FOR VARIANCE:

AS PART OF THIS APPLICATION, PLEASE COMPLETE THE ATTACHED STATEMENT OF APPLICANT.

<i>I certify that all of the information represented by me in this application is accurate to the best of my knowledge, information and belief.</i>	
_____ <i>Signature of applicant</i>	_____ <i>Signature of owner if not applicant</i>
_____ <i>Street or P.O.Box</i>	_____ <i>Street or P.O.Box</i>
_____ <i>City, State, Zip</i>	_____ <i>City, State, Zip</i>
_____ <i>Daytime telephone number</i>	_____ <i>Daytime telephone number</i>

Applications for variances, conditional use permits, and zoning appeals require at least one sign to be posted on the property not less than ten but not more than 25 days prior to the date of the hearing before the Board of Adjustment. The purpose of the sign is to identify the location of the request for the benefit of neighbors and members of the board. The Town will post this sign during the appropriate time period; please ensure it remains posted until after the hearing.

Signs must be removed within 24 hours after the Board of Adjustment has made a decision on the application.

STATEMENT OF APPLICANT

According to section 36-186 of the Zoning Regulations, the Board of Adjustment shall vary the regulations when unnecessary hardships would result from carrying out the strict letter of the regulations upon making certain findings. To assist the board in their deliberations, the applicant is required to submit the following statements of fact, to the best of the applicant's ability and knowledge.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its location, size, or topography that are not applicable to other lands or structures in the same district. These conditions are:

Five horizontal lines for providing details of extraordinary and exceptional conditions.

Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located because:

Five horizontal lines for providing reasons why granting the variance would not confer special privileges.

A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located because:

Five horizontal lines for providing reasons why a literal interpretation would deprive rights.

The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general welfare because:

Five horizontal lines for providing reasons why the variance is in harmony with the chapter's purpose.

The special circumstances are not the result of the actions of the applicant. The special circumstances are due to:

A nonconforming use of neighboring land, structures or buildings in the same district, and permitted uses of land, structures or buildings in other districts, is not grounds for the issuance of this variance.

Signature of Applicant

Date

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the regulations.

Zoning Variance Application Checklist

Application is not complete until all of the following items have been submitted:

- _____ Completed application
- _____ Application fee, including the amount required to send certified notice of public hearing to all adjacent property owners
- _____ Site plan, drawn to scale on either a survey or plat, clearly showing the following:
 - _____ location of property lines
 - _____ existing structures
 - _____ proposed development
 - _____ all setbacks in relation to property lines and development
 - _____ area the variance will be affecting
 - _____ any and all areas of environmental concern (wetlands, trout waters, etc.)
- _____ Building plans, drawn to scale, showing the existing and proposed development
- _____ Directions to property from Town Hall