

# VARIANCE APPLICATION

## Town of Beech Mountain



Property Information			
Property Address:			
Parcel ID #:			
Applicant Information			
Name of Applicant:			
Applicant Address:			
Applicant City/State/Zip			
Applicant Telephone:			
Applicant Email:			
Owner Information			
Name of Owner(s):			
Owner Address:			
Owner City/State/Zip			
Owner Telephone:			
Owner Email:			

According to North Carolina General Statutes §160A-388 and Town of Beech Mountain Code of Ordinances §154.050, the applicant bears the burden of providing competent, substantial and relevant evidence to convince the Board of Adjustment that the property meets all of the statutory requirements for a variance. The Town's Zoning Administrator or his/her designee shall be present to participate in the hearing and to answer such questions as may be directed to him or her by members of the Board of Adjustment, or by any party duly participating in the hearing. However, the burden of proof and persuasion shall remain solely with the applicant.

Applicant Narrative of requested variance:

Additional pages attached:  YES  NO

When unnecessary hardship would result from carrying out the strict letter of this section, the Beech Mountain Board of Adjustments shall vary any of the provisions of this section upon a showing of all of the following:

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 (Please describe in detail; add additional pages if needed)

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:

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:

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:

Additional pages attached:  YES  NO

NOTE: No change in permitted uses may be authorized by variance.

NOTE: Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

CERTIFICATION	
By submitting this application, I hereby certify that I am the owner and/or legal representative of the owner of the property that is the subject of this application. I hereby certify that the information provided herein or attached hereto is true and correct, to the best of my knowledge.	
Print Name:	
Signature:	

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_ (Official Seal)

OFFICIAL USE ONLY			
Date Application Received:		Property Zoning District:	
The owners of property adjacent to the property described above have been notified by First Class mail on:			
Meeting Dates: Board of Adjustment:			
Date Fee Paid:	Amount Paid: \$	Staff Initials:	Case Number:
I hereby certify this application is complete and accepted.			
_____		_____	
Staff Signature		Date	