



Town of Forest City
Building & Zoning Department
 PO Box 728
 128 North Powell Street
 Forest City, NC 28043
 Phone (828) 248-5201, Fax (828) 245-6143

Variance Application-Please fill out completely or application will not be processed.

Note: A fee of \$250.00 will be required to accompany this application.

Application must submitted and fees paid 30 days prior to meeting

Case #:

1. Property Information

Date of Application _____ Name of Project _____

Location _____ Property Size (acres) _____

Current Land Use _____ Proposed Land Use _____

Tax Parcel Number(s) _____

2. Contact Information

Property Owner

Mailing Address City, State Zip

Telephone Fax

Signature Print Name Date

3. Practical Difficulty and Unnecessary Hardship

Ordinance Name: _____

Applicable Section(s) of the Ordinance: _____

Variance requested: _____

Please describe the following for the Board of Adjustment to find in the affirmative:

A. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance:

1. If the property owner complies with the provisions of the Ordinance, he can secure no reasonable return from, nor make reasonable use of, his property.

2. The hardship results from the application of the requirements of the Ordinance.

3. The hardship is suffered by the applicant's property.

4. The hardship is not a result of the applicant's own actions.

5. The hardship is peculiar to the applicant's property.

B. The variance request is in harmony with the general purpose and intent of the Ordinance and preserves its spirit.

C. In granting the variance, the public safety and welfare are assured and substantial justice has been done.

D. The reasons set forth in this application justify the granting of a variance, and the variance is the minimum one that will make possible the reasonable use of land or structures.

4. Site Plan

Submit 10 copies of a site plan depicting the variance requested. A survey and copy of the deed are preferred in order to verify the accuracy of dimensional information. Include the following on the site plan: Property lines, lot dimensions, total acreage, distance of proposed buildings from property lines, locations of rights-of-way and easements, location and type of natural water features, location and dimensions of driveway, materials of driveway, any existing trees of greater than 8" caliper, location of HVAC and other exterior mechanical equipment to be screened, fences or walls, decks or patios.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____ Date Paid _____

Case #: _____

Notes: _____
