



Variance Application

Planning and Inspections Department
308 E. Stadium Dr., Eden, NC 27288
Phone: 336-623-2110 x2 / Fax: 336-623-4057
www.edennc.us

CONTACT INFORMATION

Contact Name _____

Contact Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Contact's Property Interest or Legal Relationship to Owner _____

PROPERTY OWNER INFORMATION

Property Owner Name _____

Property Owner Mailing Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

PROPERTY INFORMATION

Tax Property ID No. (PIN) _____

Deed Book and Page No. _____

Physical Address _____

City _____ State _____ Zip _____

Year Current Owner Acquired Property _____ Acreage _____

Public Water Available? Yes No Public Sewer Available? Yes No

Current Use of Property _____

ZONING & VARIANCE INFORMATION

Current Zoning District _____

Description of Variance Requested _____

Ordinance Section Reference _____

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), every applicant for a variance is encouraged to meet with the Administrator in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application. Upon application submittal, the Administrator shall review the application to ensure that it is complete.

Review Process: After review for compliance of the application by the Administrator, the Board of Adjustment shall hold an evidentiary public hearing on the request for official action.

Required Application Information: An application for a variance may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may deny the request, conduct and additional public hearing, approve the request or approved the request with conditions. A concurring vote of four-fifths of the members of the Board of Adjustment shall be necessary to grant a variance. Section 3.08 of the UDO requires the compliance of specific findings of fact in order for the Board of Adjustment to grant a variance.

FINDINGS OF FACT

The variance process is intended to provide limited relief from the requirements of the Eden Unified Development Ordinance (UDO) in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed. It is not intended that variances be granted solely to remove inconveniences or financial burdens that the requirements of the UDO may impose on property owners in general or to increase the profitability of a proposed development, although such factors can be taken into consideration.

Section 3.08 of the UDO require the compliance of specific findings of fact in order to grant a variance. The applicant shall submit the following statements of justification, presenting information supporting each and all the required findings as they relate to the proposed variance:

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.*

Statement by applicant:

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.*

Statement by applicant:



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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.*

Statement by applicant:

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.

Statement by applicant:

PROPERTY OWNER CERTIFICATION

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. By signing this form, I hereby authorize the City of Eden to review this request, visit the site, and contact any appropriate design professional in relation to questions.

Applicant Signature _____ Date _____

Property Owner Signature _____ Date _____

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____

Application Number _____ Fee Paid _____