

City of North Charleston

APPLICATION FOR ZONING VARIANCE

Date filed: _____

TMS #: _____ Current zoning: _____

Property address: _____

Request for variance from provisions of the following (sub)section(s) of the Zoning Regulations:

Current use of property: _____

Applicant (please print): _____

Mailing address: _____

Phone number: _____ Email: _____

Property owner (please print): _____

Mailing address: _____

Phone number: _____ Email: _____

Signature: _____

Representative (please print): _____

Mailing address: _____

Phone number: _____ Email: _____

[Section 7-7.3\(a\)\(2\) of the City's Zoning Regulations](#) gives the Zoning Board of Appeals the power to hear and decide appeals for variance from the requirements of the Zoning Regulations when strict application of the provisions of the ordinance would result in unnecessary hardship. To grant the variance, the Board must make the below findings. **Please complete the blanks below each of the four criteria to demonstrate how this *property* meets the required criteria.** (A separate statement may be submitted; however, please note that the below criteria must be clearly addressed.)

1. There are extraordinary and exceptional conditions pertaining to this property which, when paired with the requirements of the Zoning Regulations, result in an unnecessary hardship. **Please specify these conditions *of the property* below.**

2. The extraordinary and exceptional conditions are unique to this property and do not generally apply to other properties in the same vicinity. **Please explain why the extraordinary and exceptional conditions cited in #1 above do not generally apply to other properties in the same vicinity of the subject property.**

3. Because of the extraordinary and exceptional conditions, the application of the Zoning Regulations to this particular property effectively prohibit or unreasonably restrict the utilization of the property. **Please explain how, due to the extraordinary and exceptional conditions identified above, the application of the Zoning Regulations effectively prohibits or unreasonably restricts the utilization of the subject property.**

4. The granting of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the area will not be harmed by the granting of the variance. **Please explain how the granting of the variance will or will not impact adjacent properties, the public good, and the character of the area in which the property is located.**

Please note that:

1. The Zoning Board of Appeals **may not** grant a variance:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district (a “use variance”);
 - b. To physically extend a nonconforming use of the property (expand a “grandfathered use”); or
 - c. To change the zoning district boundaries shown on the official zoning map (rezoning).
2. The fact that the property may be utilized more profitably, if the variance were to be granted, **may not** be considered grounds for a variance.
3. **Ten copies** of a site plan showing all existing and proposed buildings, roads, driveways, parking spaces, fences, etc., must be submitted with this application. With regard to the subject site plan:

Yes	No	N/A	Prior to submitting this application:
			This site plan has been submitted for staff review through the permitting process. If yes, application ID#:
			The applicant has received staff comments on this site plan submittal.
			The applicant has revised and resubmitted this site plan to staff based on the staff comments prior to filing this application.

Note: While it is encouraged that a site plan be submitted and reviewed by staff prior to applying for a variance, it is not *required*.

4. If the property is subject to covenants and restrictions, an approval or support letter from the property owners’ association should be submitted with this application.

Applicant’s signature

THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY PRIOR TO SUBMITTAL