



Spartanburg County
Planning & Development Department

366 N. Church St., Suite 700, Spartanburg SC 29303 Phone: (864) 596-3570 Fax: (864) 596-3018

Board of Zoning Appeals
Variance Application

Date Applied: Variance Case #:

Project Name:

Location & Directions:

Tax Map #: Subdivision: Lot #:

Information for: Owner Contact Person Applicant (Person to be Notified of Meeting)

Name:

Address:

Phone: ()

Signature(s):

NOTE: We accept original signatures only - no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

I hereby petition the Board of Zoning Appeals for a variance from the terms of the Ordinance when strict application of the provisions of this Ordinance would result in an unnecessary hardship; and understand that the fact that property may be utilized more profitably, if a variance is granted, my not be considered grounds for a variance.

Unified Land Management Ordinance Performance Zoning Ordinance

I request a variance from the following provisions of the Ordinance. (List all relevant sections or articles of the ULMO or PZO that apply and attach any necessary drawings):

Four horizontal lines for listing ordinance provisions.

FACTORS RELEVANT TO GRANTING A VARIANCE

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes No Explain: _____

B. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-800 of the South Carolina Code of Laws), the Board/Commission is required to base their consideration for a variance on the following four (4) criteria found below.

Please provide the facts as you intend present them to make the case that your request meets these criteria. Please complete all the questions fully in order to give the Board/Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Board/Commission members prior to the hearing.

- The fact that property may be utilized more profitably, should a variance be granted, **may not be considered** grounds for a variance.
- The Board/Commission may attach conditions as may be considered advisable to protect property values in the area or to promote public health, safety or general welfare.

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property? (Does your property have extraordinary conditions such as size, shape, natural topography, drainage, street widening, lakefront setback lines, or other conditions that warrant relief from the standard in question? The difficulty or hardship would result from these conditions and from no other cause, including the actions of the owner or previous owners of the property.) **Please explain each answer thoroughly. An application will not be accepted with “yes” or “no” only responses.**

2. Do the extraordinary conditions that exist on your property apply generally to other properties in the area? **Please explain each answer thoroughly. An application will not be accepted with “yes” or “no” only responses.**

3. Because of the extraordinary conditions identified in #1 above, will applying the requirements of the Unified Land Management Ordinance to this particular piece of property effectively prohibit or unreasonably restrict the utilization of the property? **Please explain each answer thoroughly. An application will not be accepted with “yes” or “no” only responses.**

4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? **Please explain each answer thoroughly. An application will not be accepted with “yes” or “no” only responses.**

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

Applicant's Printed Name

Applicant's Signature

Date

For Staff Use Only:

Date Plat/Site Plan/Sketch Plan submitted: _____ **Date Project Application Completed:** _____

Variance Hearing Date: _____ **Variance Granted:** YES NO