



COUNTY of ROBESON
◆
ZONING BOARD OF ADJUSTMENT

CASE #: _____

**ROBESON COUNTY ZONING
BOARD OF ADJUSTMENT
MEETING DATE:** _____

**DATE APPLICATION
SUBMITTED:** _____

RECEIPT #: _____

RECEIVED BY: _____

**APPLICATION FOR
VARIANCE REQUEST**

The Robeson County Zoning Board of Adjustment meeting are held on the first Monday of each month at the Robeson County Administration Center, 550 North Chestnut Street, Lumberton, NC 28358. The Community Development Department will advertise the public hearing and a notice will be mailed or delivered to surrounding residents or property owners that may be affected by the proposed Variance request.

The Zoning Board of Adjustment is a quasi-judicial review board and all persons wishing to appear before this Board should be prepared to give sworn testimony on relevant facts. Applicants for Variances are encouraged to read Section 9.5 "Variances" of the Robeson County Zoning Ordinance to establish whether or not their case merits further consideration by the board (see next page).

The following items are to be submitted with the complete application:

- 1. A copy of the recorded deed and/or plat, or an accurate written legal description of only the area to be considered;**
- 2. A copy of a detailed site plan drawn to an engineer scale;**
- 3. Cash or check payable to "Robeson County Community Development" in the amount of \$ _____.**
(see attached Fee Schedule)

NOTE: Any revisions, inaccuracies or errors to the application or site plan may cause the case to be delayed and will be scheduled for the next available Zoning Board of Adjustment Meeting according to the Board's Meeting Schedule. Also, the application fee is *nonrefundable*.

NOTE: You must submit the application and all other required documentation to us no later than thirty (30) days prior to the monthly hearing in which you desire your request to be heard.

The Community Development Department Staff is available for advice on completing this application; however, they are not available for completion of the application or preparation of the site plan.

THE ROBESON COUNTY ZONING ORDINANCE

Section 9.5 VARIANCE

The Board of Adjustment may authorize in specific cases such variances s from the terms of this Ordinance upon request of a property owner or his authorized agent and may require any evidence necessary to make determination of the case. Before the board may grant any Variance, the board must find that the following conditions exist for the individual case:

- A. Unnecessary hardship would result from the strict application of the regulation.
- B. There are conditions peculiar to the property, such as location, size, or topography.
- C. The special circumstances are not the result of the actions of the applicant.
- D. The requested variance will be consistent with the spirt, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

In grant a variance the board may attach the record reflect such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable. The record shall also state in detail any exceptional difficulty or unnecessary hardship upon which the appeal was based and which the Board finds to exist.

Any variance granted becomes null and void if not exercised within the time specified in such approvals, or if no date is specified, within one calendar year from the date of such approval.

ROBESON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR VARIANCE

LOCATION OF PROPERTY: _____

OWNER: _____

ADDRESS: _____ ZIP CODE: _____

TELEPHONE: HOME: _____ CELL: _____

EMAIL: _____

AGENT: _____

ADDRESS: _____

TELEPHONE: HOME: _____ CELL: _____

EMAIL: _____

A. Parcel Identification Number (Pin # or Map #) of subject property: _____

B. Acreage: _____ Frontage: _____ Depth: _____

C. Water Provider: _____

D. Septage Provider: _____

E. Deed Book: _____, Page(s): _____ Robeson County

F. Existing and/or proposed use of property: _____

G. Section and provision of the Zoning Ordinance or Code from which a Variance is requested:

H. Nature and extend of hardship involved in strict application of the Zoning Ordinance or Code: _____

The undersigned hereby acknowledge that the Robeson County Community Development Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

NAME OF OWNER(S) (PRINT OR TYPE)

ADDRESS OF OWNER(S)

E-MAIL

HOME TELEPHONE #

CELL TELEPHONE #

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

E-MAIL

HOME TELEPHONE #

CELL TELEPHONE #

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY,
OR APPLICANT

SIGNATURE OF OWNER(S)

The content of this application, upon submission, becomes “Public Record.”

STATEMENT OF ACKNOWLEDGEMENT

Regarding appearance before the Zoning Board of Adjustment, the undersigned owner(s), agents, or their assigns, by virtue of their signature(s) to this application, hereby acknowledge the following:

- That although appearance before the board is not required, it is strongly encouraged;
- The board will hear any and all arguments for and against this matter before them and such relevant facts will be given under sworn testimony;
- At the Evidentiary hearing the board has the authority to issue a final approval or denial decision on this request, or defer the request for additional information to be provided;
- If the petitioner or the representative of this application does not appear personally before the board, whether there is opposition or not, the board has full authority to consider the case and defer, approve, or deny the case;
- If the board's action is to deny the matter before them, the course of appeal to their decision will be that of Robeson County Superior Court. (Affected parties of the board's decision have thirty (30) days from proper notification which to serve notice of appeal.)

SIGNATURE OF OWNER(S): _____

PRINT NAME OF OWNERS(S): _____

DATE: _____