



# VARIANCE APPLICATION



Town of Summerfield: Planning Department  
POB 970, 4117 Oak Ridge Rd.  
Summerfield, NC 27358  
ph: 336-643-8655 fax: 336-643-8654

case # (assigned by staff) \_\_\_\_\_ applicant (individual or company) \_\_\_\_\_

applicant contact (if different) \_\_\_\_\_

applicant contact # \_\_\_\_\_ email \_\_\_\_\_

applicant's full mailing address \_\_\_\_\_

subject property address \_\_\_\_\_

tax map parcel # \_\_\_\_\_

application fee collected by staff \$ \_\_\_\_\_

By submission of this signed Variance Application and appropriate fees, the applicant is petitioning the Summerfield Board of Adjustment (BOA) for a variance from the literal provisions of the current Summerfield Development Ordinance. Under the interpretation provided by the Planning Department, the applicant believes he or she is prohibited from using the parcel of land indicated above in a manner shown by the attached plot plan. The request is for a variance from the following Ordinance provisions (*cite section numbers*),

so that the property can be used as indicated by the attached plot plan, or if the plot plan does not adequately reveal the nature of the variance, as more fully described here:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Factors Relevant to the Issuance of a Variance

The BOA does not have unlimited discretion in deciding whether to grant a variance. Under state law, the BOA is required to reach four conclusions before it may issue a variance. State facts and arguments that address each of the following:

- 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.

\_\_\_\_\_  
\_\_\_\_\_



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- 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.

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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.

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- 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.

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I have read and understand this Variance Application and the process:

applicant's printed name \_\_\_\_\_

applicant's signature \_\_\_\_\_ date \_\_\_\_\_

staff signature acknowledging receipt \_\_\_\_\_ date \_\_\_\_\_