

RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEAL

Appeal # _____

Application # _____

Filed _____

Receipt # _____

Filed _____

IMPORTANT - PLEASE READ

No application for a variance will be received for inclusion on the Board of Zoning Appeal's Agenda unless the following conditions are met not later than the tenth day of the month prior to the date of the Board meeting, which is held on the first Wednesday of each month:

- a. All questions on this application have been fully answered;
- b. The application has been signed by the owner or his agent with the written authorization of the owner;
- c. A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and locations on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted;
- d. The Zoning Administrator has certified that the proposed use and construction plans comply with all provisions of the Zoning Ordinance except those for which a variance has been requested.

1. Location _____

2. Lot _____ Block _____ Page _____ Zoning District _____

3. I (we) have applied for a permit to _____

and the administrative official has denied it on grounds that _____

4. I (we) now appeal to the Board of Zoning Appeals for a variance permitting the action denied by the administrative official in that:

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district. **(Describe) -** _____

b. Literal interpretation of the provisions of the zoning ordinance would deprive me (us) of rights commonly enjoyed by other properties in the same district under the terms of this ordinance. (Indicate why) - _____

c. The special conditions and circumstances do not result from my (our) actions. (Indicate how the special conditions and circumstances arose) - _____

d. Granting the variance requested will not confer on me (us) any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same district. (Indicate why) - _____

e. The use involved is permitted generally or by special exception in the district, and is not a use prohibited expressly or by implication. (Indicate language of ordinance authorizing use generally or by special exception in the district) _____

f. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure. (Indicate why a lesser variance would not provided for reasonable use) - _____

g. I (we) do not claim as grounds for this variance any nonconforming use of neighboring lands, structures, or buildings in the same district, or any permitted use of lands, structures, or buildings in other districts.

PROPOSED NEW CONSTRUCTION

1. Free standing structure () Addition to an existing building ()
2. Use _____ No. of sq.ft _____
3. Maximum height of building above finished grade _____ No. of stories _____
4. Total parking spaces on lot (See Sec. 7-1.4) _____
5. Answer only if a commercial or manufacturing use:
 - a. No. and size of trucks _____
 - b. No. of employees working on premises _____
 - c. No. and size of proposed and existing signs as shown on plot plan _____

EXISTING USES AND BUILDINGS ON LOT (Answer only if building already exist)

1. No. of existing buildings _____
2. Size and use of existing building
 - a. sq. ft. _____ Use _____
 - b. sq. ft. _____ Use _____
 - c. sq. ft. _____ Use _____

Applicant (if not owner, attach owner's written authorization) _____ Address _____ Phone Number _____

The use and construction as proposed herein complies with the terms of the Zoning Ordinance except for the variances requested.

Zoning Administrator

FOR USE OF BOARD OF ZONING APPEALS

1. Landmarks Commission referral required:
 Yes No
 Date referred _____ Date returned _____
 2. Other referrals: Agency _____
 Date referred _____ Date returned _____
 3. Any previous requests for same variance:
 Yes No
 If "yes", Appeal No. _____ Date _____
 4. Public hearing set for _____ Date posted _____
 5. Advertised in _____ Date _____
 6. Public hearing held _____ Appellant appeared Yes No
 7. Findings of Board of Zoning Appeals:
 - a. The requirements of Section 11-2.3b(1) have been met by the applicant:
 Yes No
 - b. The reasons set forth in the application on the reverse side justify the granting of the variance, and the variance as granted is the minimum variance that will make possible the reasonable use of the land, building, or structure:
 Yes No
 - c. The granting of this variance will be in harmony with the general purpose and intent of the ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare: Yes No
 8. Requested variance is granted with the following conditions and safeguards:

 9. Requested variance is denied for the following reasons:

- Record of Vote: (1) _____ (2) _____
 (3) _____ (4) _____ (5) _____
 (6) _____ (7) _____