



CITY OF SALUDA

NORTH CAROLINA

Application for a Zoning Variance

TO THE BOARD OF ADJUSTMENT:

I, _____, hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the Zoning Ordinance because, under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land located at _____

_____ (Parcel # _____) in a manner shown by a Site Plan attached to this form. I request a variance from the following provisions of the ordinance (cite section): _____

So that the above-mentioned property can be used in a manner indicated by the Site Plan attached to this form, or if the Plot Plan does not adequately reveal the nature of the variance, as more fully described herein:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance.

160A-388. Board of Adjustment.

d. Variances: When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all 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.
- (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

Variance Permit Process

- Submit completed application and remit Variance Permit fee to the City of Saluda.
- City of Saluda to schedule Board of Adjustment Meeting upon receipt of completed application in addition to mailing and posting notices for the public hearing.
- Public Quasi-Judicial Hearing by the Board of Adjustment.
- Board of Adjustment Decision. If applicant receives an adverse decision; they may appeal to the Superior Court of Polk County for redress.
- If variance is approved or conditionally approved by the Board of Adjustment, it is filed with the Register of Deeds for Polk County and the variance will run with the property.