



TOWN OF
HILLSBOROUGH

SUPPLEMENTAL FORM Variance

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9475 | Fax: 919-644-2390
www.hillsboroughnc.gov

To the Hillsborough Board of Adjustment:

I, _____, hereby petition the Board of Adjustment for a variance from the literal provisions of the Hillsborough Unified Development Ordinance because I am prohibited, under the interpretation given to me by the Planning and Economic Development Division staff, from using the property described in the attached General Application in a manner shown by the Plot Plan submitted as part of this application. I request a variance from the following provisions of the ordinance:

Cite section, subsection and paragraph numbers:

The variance is requested so the above-mentioned property can be used in a manner indicated by the Plot Plan submitted as part of this application or as more fully described herein:

Cite planned use of the property with variance if the plot plan does not adequately reveal the nature of the variance. If a variance is requested for a limited time only, specify duration requested.

Factors Relevant to Issuance of Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under North Carolina General Statute 160D-705(d) and the Hillsborough Unified Development Ordinance, the board is required to find that all four conditions below exist before it may issue a variance. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Adjustment that it can properly reach these four required findings.

1. Unnecessary hardship would result from carrying out the strict letter of the regulation.

(Note: The property becoming less valuable due to failure to grant the variance is insufficient. It is unnecessary to demonstrate that no reasonable use can be made of the property in the absence of the variance.)

2. The hardship results from conditions that are peculiar to the property such as location, size or topography.

(Note: 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. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.)

3. The hardship did not result from actions taken by the applicant or the property owner.

(Note: The act of purchasing property with knowledge that circumstances exist which may justify the granting of a variance is not a self-created hardship.)

4. The requested variance is consistent with the spirit, purpose and intent of the regulation such that public safety is secured and substantial justice is achieved.

State facts and arguments to show that the requested variance represents the least possible deviation from the letter of the ordinance that will allow the use of the property in the manner requested and that the use of the property will not substantially detract from the character of the neighborhood if the variance is granted:

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

Signature of Applicant

Date