

**CITY OF HICKORY  
APPLICATION FOR VARIANCE**

DATE SUBMITTED: \_\_\_\_\_

I (We), the undersigned, do hereby make application to the Hickory Board of Adjustment for approval of a **variance**.

1. The property address of the property to be considered for review is located on \_\_\_\_\_ that is between \_\_\_\_\_ and \_\_\_\_\_.

PIN NO. (S): \_\_\_\_\_

Physical (Street) Address: \_\_\_\_\_

2. The property is owned by: (please print) \_\_\_\_\_  
(Attach a copy of the most recent deed, contract for purchase or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

3. The application is submitted by: \_\_\_\_\_  
(If the application is submitted by someone other than the owner proper authorization from the property owner is required.)

Agent Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

4. The subject property is located in the \_\_\_\_\_ Zoning District.
5. The purpose of the requested action is to: \_\_\_\_\_

## **Variance Review Criteria**

Zoning variances may be approved only when the Board of Adjustment finds substantial evidence in the official record and the application to support all the following findings:

1. Unnecessary hardship would result from the strict application of this Land Development Code. 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 to the area or the general public, may not be the basis for granting a variance;
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; and
4. The requested variance is consistent with the spirit, purpose and intent of the Land Development Code, such that public safety is secured, and substantial justice is achieved.

All applicants must address all applicable standards and criteria. Applicants are required to submit paper or digital copies of all application materials.

## **Final Plan Approval**

Prior to issuance of a building permit or other development permit, the Planning Director shall review all final plans for compliance with all requirements of this Land Development Code and conditions of variance approval required by the Board of Adjustment. The Planning Director may require a final plan to be reviewed by the other departments if he finds that there are technical issues that should be addressed by other departments of the City.

