



**Town of South Congaree
South Carolina
Zoning Board of Appeals
Application**

Date Filed: _____
Fee: _____

Request Number: _____
Receipt Number: _____

A variance is a request to deviate from current zoning requirements. If granted, it permits the owner to use their land in a way that is ordinarily not permitted by the zoning ordinance. It is not a change in the zoning law, but a specific waiver from the requirements of the zoning ordinance.

To apply for a variance, a hardship must exist. A hardship is considered a restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance. The State of South Carolina has established four criteria that must all be met in order for a variance to be granted.

There is a \$50.00 fee to make application for a variance.

In making an application for a variance, the property owner is required to describe the desired variance in exact terms. For example, if the applicant is requesting a variance from the required setbacks of a structure, the exact distance of the desired relief must be given.

OWNER INFORMATION

Last Name	First	Middle
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Mailing address	City	State	ZIP code
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Phone Number	E-Mail
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APPLICANT INFORMATION

To be completed only if owner is not applicant

Last Name	First	Middle
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Mailing address	City	State	ZIP code
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Phone Number	E-Mail
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PROPERTY INFORMATION

Property address	Lot dimensions	Lot area
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TMS#	Lot	Block	Subdivision
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Deed restrictions/limitations on property: _____

DESIGNATION OF AGENT

To be completed by Owner only if owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my(our) agent to represent me(us) in this appeal for a variance.

Owner Name	Owner signature	Date
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To be completed by Applicant:

I (we) certify that to the best of my(our) knowledge that the information contained herein is accurate and correct.

Applicant Name	Applicant signature	Date
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1. Request for Variance

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application for the property described on this application from the following provisions of the Zoning Ordinance Section(s):

So that the appropriate permit may be issued to allow the use of the property in a manner shown on the attached survey with supporting documents and described as follows:

For which a permit has been denied by a planning or zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Land Development Regulations.

2. Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

- b. These conditions do not generally apply to other properties in the vicinity as follows:

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

- d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the ZBA hearing and inspected.

Name _____ Signature _____ Date _____

OFFICIAL USE ONLY

Board Decision: ___ Approved ___ Conditional ___ Disapproved **Hearing Date:** _____

Explanation: _____

Zoning Official Initial _____