



Laurens County Planning Department

100 Hillcrest Square Laurens, SC 29360 Phone: (864) 681-3178

Planning Commission Variance Request Application

Date Applied: _____ Variance Case #: _____
 Project Name: _____
 Project Address: _____
 Tax Map #: _____ Subdivision: _____ Lot #: _____

Information for: Owner Contact Person Applicant (Person to be Notified of Meeting)

Name: _____

Address: _____

Phone: (____) _____

Signature(s): _____

NOTE: We accept original signatures only – no faxed copies. The owner/developer must have submitted a project with all required documentation fees before variance application will be accepted.

FACTORS RELEVANT TO GRANTING A VARIANCE

The Planning Commission may not grant a variance which would result in the extension of a structure or use that is already considered non-conforming and does not meet the current Code of Ordinances and was grandfathered in, if the variance would expand or intensify the nonconforming status of the structure or use.

The fact that property may be utilized more profitably may not be considered grounds for granting a variance.

The fact that the strict application of the County's Code of Ordinances would result in additional costs in the development or construction of a site, or are inconvenient in the desired design of a structure or the layout of a project or lot does not automatically warrant the approval of a variance. The request or application for a variance prior to the final review of a major subdivision or commercial project by the County's Technical Review will not be accepted by the County's in-take staff.

Applicants must keep in mind that a "hardship" refers to an unusual irregularity in the land itself (shape, topography, steep slope) and not to the personal circumstances of, or mere inconvenience imposed upon, the applicant or owner.

A. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-1145 of the South Carolina Code of Laws), is this tract or parcel restricted by any recorded covenant, restriction, easement, etc., that is contrary to, conflicts with or prohibits the proposed activity?

Yes No Explain: _____

B. Under the South Carolina Local Government Comprehensive Planning Enabling Act (Section 6-29-800 of the South Carolina Code of Laws), the Board/Commission is required to base their consideration for a variance on the following four (4) criteria found below.

§ 18.134.050

1. The proposed variance will not be materially detrimental to the purposes of this title, conflict with the policies of the comprehensive plan, to any other applicable regulations of the County's Code of Ordinances, to any other applicable policies and standards, and to other properties in the vicinity.
2. There are special circumstances that exist which are peculiar to the lot size or shape, topography, or other circumstances over which the applicant has no control, and these conditions do not generally apply to other neighboring properties in the vicinity.
3. The use proposed will be the same as permitted under the County standards will be maintained to the greatest extent possible, while permitting some economic use of the land.
4. Existing physical and natural systems, such as but not limited to traffic, drainage, dramatic land form, or parks will not be adversely affected any more than would occur if the development were located as specified in the title; and
5. The hardship is not self-imposed, and the variance requested is the minimum variance which would alleviate the hardship.

Please provide the facts as you intend present them to make the case that your request meets these criteria. Please complete all the questions fully in order to give the Planning Commission and staff an accurate account of the situation. (Attach a separate sheet, if necessary). This application will be made available to the Planning Commission members prior to the hearing.

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property? (Does your property have extraordinary conditions such as size, shape, natural topography, drainage, street widening, lakefront setback lines, or other conditions that warrant relief from the standard in question? The difficulty or hardship would result from these conditions and from no other cause, including the actions of the owner or previous owners of the property.) **Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.** _____

2. Do the extraordinary conditions that exist on your property apply generally to other properties in the area? **Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.** _____

3. Because of the extraordinary conditions identified in #1 above, will applying the requirements of the County's Code of Ordinances to this particular piece of property effectively prohibit or unreasonably restrict the utilization of the property? **Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.**_____

4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the area be harmed by the granting of the variance? **Please explain each answer thoroughly. An application will not be accepted with "yes" or "no" only responses.**_____

I hereby certify and agree that all the information provided in this application is true and correct. I understand that falsifying any information on this application will result in the automatic denial of this application and nullification of any action applied herein.

I hereby petition the **Laurens County Planning Commission** for a variance from the terms of the County's Subdivision Ordinance #926 when strict application of the provisions of this Ordinance would result in an unnecessary hardship; and understand that the fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

I request a variance from the following provisions of the Ordinance. (List all relevant sections or articles of the Subdivision Regulations that apply and attach any necessary drawings):

Applicant's Printed Name

Applicant's Signature

Date

For Staff Use Only:

Date Plat/Site Plan/Sketch Plan submitted: _____ **Date Project Application Completed:** _____

Variance Hearing Date: _____ **Variance Granted:** YES NO