ZONING VARIANCE REQUEST
$150 FEE REQUIRED WITH FILING OF REQUEST

TOWN OF ELLOREE ZONING BOARD OF APPEALS

2719 Cleveland Street, Post Office Box 28, Elloree, SC 29047

(803) 897-2821
(803) 897-3315-Fax

Name: ________________________________________________________________

Date: __________________________________________________________________

Address: __________________________________________________________________

Phone: __________________________________________________________________

Address of Property in Question: ____________________________________________

Present Zoning of Property: _______________________________________________

Name of Property Owner(s): ________________________________________________

Present Zoning of Neighboring Properties to the:
North ________    South ________    East ________    West ________

Parcel ID # ______________________    Map # ______________________

Which sections of the Town of Elloree Zoning Ordinance are you requesting a variance from: ______________________________________________________________

Please indicate Section and Paragraph numbers.

Section(s):
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
The Zoning Board of Appeals may not grant a variance from the regulations within the Ordinance unless certain conditions exist. Further, the Board must determine that the request will not be detrimental to adjacent property and the surrounding neighborhood. The following conditions must be met in order for the Zoning Board of Appeals to grant a variance. Those conditions are:

1. There are exceptional or extraordinary circumstances or conditions that apply to the property in question or to the intended use of the property that do not apply generally to other properties in the same zoning district.

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district?

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________

2. The variance, if granted, is necessary for the preservation and enjoyment of the property rights that are similar to those rights that are possessed by other properties in the same area.

How will the variance improve your use of the property?

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________

Are there other properties in your area that have a similar type of improvement? If so, please list physical addresses, property owner names, and tax map numbers.

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
______________________________________________________________________
3. The Zoning Board of Appeals will determine if your variance request is similar to other requests in the past. If so, it will consider recommending an amendment to the Zoning Ordinance.

4. Financial return shall not be deemed in itself sufficient reason to warrant a variance.

Requesting that a variance be granted because it will bring an increase in property value is not sufficient grounds for the Zoning Board of Appeals to grant a variance. It is important to establish valid reasons in paragraphs 1 and 2.

In the space below explain fully your request for a variance and why you feel the Zoning Board of Appeals should grant the request. When requesting a variance for an area regulation (setback or side yard requirement), a survey or scale drawing of the property is required.
Drawing to scale, including all dimensions and structures, must be attached.

I hereby give permission for the members of the Zoning Board of Appeals and Township Staff to access and inspect the property in question for the purpose of gathering information to make an informed decision on this variance request.

___________________________________________  ____________________________
Property Owner  Date

THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND SUBMITTED TO THE ZONING BOARD OF APPEALS FOR THEIR REVIEW. I REALIZE THAT ANY INFORMATION THAT I SUPPLY THAT IS NOT CORRECT COULD VOID ANY DECISION BY THE BOARD. I ALSO ACKNOWLEDGE THAT IF THE VARIANCE IS GRANTED BY THE BOARD, THE WORK WITHIN THE REQUEST MUST BE CARRIED OUT WITHIN ONE YEAR OF THE PUBLIC HEARING OR THE VARIANCE BECOMES NULL AND VOID.

___________________________________________  ____________________________
Applicant Signature  Date

Received by Clerk: ________________________________________________
Received by Zoning Administrator: ______________________________________
Forwarded to Board of Zoning Appeals: __________________________________
Posting Date: _______________________________________________________
Advertisement Date: _________________________________________________
Notification of Adjacent Property Owners: _________________________________
Public Hearing Date: _________________________________________________
Notification of Decision to Property Owner: ___________________________________