

VARIANCE
APPLICATION

Town of Mint Hill
Board of Adjustment
4430 Mint Hill Village Lane
Mint Hill, N.C. 28227
(704) 545-9726

<i>Office Use Only</i>	
Petition #:	V24-1
Date Filed:	1-16-24
Received By:	NJ

Variance requested on property located at: 4810 Golfview Ct. Mint Hill, NC 28227 _____

Tax Parcel Number: 135-371-35 _____ Zoning District: _____

Describe variance being requested:

Attempting to build a detached garage on the property. The location of the garage per the allowed area is in the Septic Area along with Underground Electrical Utilities. When this home was built it was built crooked with the property lot lines and has created several issues. I am requesting to build the garage on the right side of the property behind the right side driveway. I am on a dead end street and this should not affect anyone.

(Complete if Applicant is other than Property Owner)

Johnathan Lowe
Name of Property Owner

Name of Applicant

4810 Golfview Ct
Address of Owner

Address of Applicant

Mint Hill, NC 28227
City, State, Zip

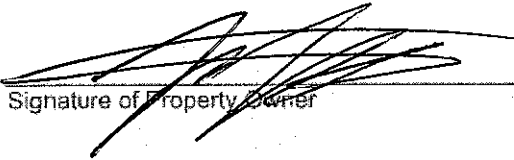
City, State, Zip

704.363-2174
Telephone Number

Telephone Number

Matt.lowebroker@yahoo.com
E-Mail Address

E-Mail Address


Signature of Property Owner

Signature of Applicant

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State Enabling Act, the Board is required to reach four conclusions as a prerequisite to the issuance of a variance: (1) that unnecessary hardships would result from the strict application of the Ordinance; (2) the hardship results from conditions that are peculiar to the property, such as location, size, or topography; (3) that the hardship did not result from actions taken by the applicant or the property owner and, (4) the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

In the spaces provided, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four required conclusions.

UNNECESSARY HARDSHIPS WOULD RESULT FROM THE STRICT APPLICATION OF THE ORDINANCE. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

I would not be able to build the garage based on location of the septic and underground electrical.

THE HARDSHIP RESULTS FROM CONDITIONS THAT ARE PECULIAR TO THE PROPERTY, SUCH AS LOCATION, SIZE OR TOPOGRAPHY. Hardship 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.

The location of the septic system and underground electrical along with the home being built in a
unique direction makes the current regulations impossible

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 granting a variance shall not be regarded as a self-created hardship.

We did not build the home nor install the
original septic system

THE REQUESTED VARIANCE IS CONSISTENT WITH THE SPIRIT, PURPOSE AND INTENT OF THE ORDINANCE SUCH THAT PUBLIC SAFETY IS SECURED AND SUBSTANTIAL JUSTICE IS ACHIEVED.

