

**Robeson County Planning Department**  
**P.O. Box 1284**  
**Lumberton, North Carolina 28359**  
**(910) 671-6298**

**Michelle S. Frizzell**  
**Zoning Administrator**

**LIST OF ADDITIONAL DOCUMENTS NEEDED**

1. Copy of recorded deed
2. E-911 Address Map
3. Tax Certification Form
4. Copy of site plan
5. Copy of tax map
6. List of adjacent property owners names & addresses
7. Need by \_\_\_\_\_, 200\_\_\_\_\_
8. Board of Zoning Adjustment Meeting \_\_\_\_\_, 200\_\_\_ @ 5:00 p.m.
9. Application Fee - \$150.00

**Note:** The Robeson County Board of Zoning Adjustment Meeting is the 1st Monday of each month. We must have the application information in our office 14 days prior to the monthly meeting at which you desire your request to be heard.

The meeting is held in the Commissioner's Room, located at 701 N. Elm St., in the County Administration Building, in the City of Lumberton, NC. I will notify you by mail of the hearing.

ROBESON COUNTY PLANNING DEPARTMENT

VARIANCE APPLICATION

1. Applicant:	Owner: (If different from Applicant)
_____	_____
(Name)	(Name)
_____	_____
(Address)	(Address)
_____	_____
(Telephone)	(Telephone)

2. Description of Property:

_____	_____	_____	
(Address)	(Deed Book)	(Page)	
_____	_____	_____	
(Map Book)	(Page)	(Frontage)	(Area)

3. Tax Map Identification:

_____	_____	_____	_____
(Township)	(Map)	(Block)	(Parcel)

4. Proposed Use of Property: \_\_\_\_\_

5. Zoning District Designation of Property: \_\_\_\_\_

6. Development Site Plan: \_\_\_\_\_

7. Supportive Information: At the hearing, you will be responsible for providing information to the Board to enable it to determine whether the use, if completed as proposed, will comply with the requirements of the Robeson County Zoning Ordinance. You should be ready to show the following relative to the proposed development:

- a. that it will not materially endanger the public health or safety;
- b. that it will not substantially injure the value of adjoining or abutting property;
- c. that it will be in harmony with the area in which it is to be located; and
- d. that it will be in general conformity with the Robeson County Zoning Ordinance or other plans officially adopted by Robeson County.

I, certify that all of the information presented by the undersigned in this Application is accurate to the best of my knowledge, information and belief.

\_\_\_\_\_  
Applicant/Owner

\_\_\_\_\_  
Date

Application No. \_\_\_\_\_

COUNTY OF ROBESON

APPLICATION FOR VARIANCE

MONTH \_\_\_\_\_ DAY \_\_\_\_\_ YEAR \_\_\_\_\_

TO THE ROBESON COUNTY BOARD OF ADJUSTMENT:

I, \_\_\_\_\_, hereby petition the Board of Adjustment for a VARIANCE from the literal provisions of the Robeson County Zoning Ordinance because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the parcel of land described in the attached form (General Application Form) in a manner shown by the plot plan attached to that form. I request a variance from the following provisions of the Ordinance (cite paragraph numbers): \_\_\_\_\_

\_\_\_\_\_

so that the above-mentioned property can be used in a manner indicated by the plot plan attached to the General Application form or, if the plot plan does not adequately reveal the nature of the variance, as more fully described herein: (If a variance is requested for a limited time only, specify duration requested.)

\_\_\_\_\_

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 three conclusions before it may issue a variance: (a) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance; (b) that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and (c) that in granting the variance, the public safety and welfare have been assured and substantial justice has been done. In the spaces provided below, 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 three required conclusions.

a. There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance. The courts have developed three rules to determine whether in a particular situation "practical difficulties or unnecessary hardships" exist. State facts and arguments in support of each of the following:

(1) If he complies with the provisions of the ordinance, the property owner can secure no reasonable return from, or make no reasonable use of, his property. (It is not sufficient that failure to grant the variance simply makes the property less valuable.)

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(2) The hardship of which the applicant complains results from unique circumstances related to the applicant's land. (Note: Hardships suffered by the applicant in common with his neighbors do not justify a variance. Also, unique personal or family hardships are irrelevant, since a variance, if granted, runs with the land.)

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(3) The hardship is not the result of the applicant's own actions.

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(b) The variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

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(c) The granting of the variance secures the public safety and welfare and does substantial justice. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

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I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

LIST OF ALL ADJACENT PROPERTY OWNERS AND ADDRESS

1. \_\_\_\_\_  
(NAME)  
\_\_\_\_\_  
(ADDRESS)
2. \_\_\_\_\_  
(NAME)  
\_\_\_\_\_  
(ADDRESS)
3. \_\_\_\_\_  
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(NAME)  
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(ADDRESS)