



Charlotte Planning & Zoning

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Variance Questionnaire

Use for all Zoning Permit Applications **Requiring** Zoning Board Variance Approval

Property Owner: _____ Project Location: _____ Permit #: _____

The Board may grant a variance, and render a decision in favor of the appellant, only if all the following facts are found, and the findings are specified in its written decision:

1. Are there unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located?

2. Because of these physical circumstances and conditions, is there no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is necessary to enable the reasonable use of the property?

3. Was the unnecessary hardship created by the appellant?

4. Will the variance, if authorized, alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare?

5. Will the variance, if authorized, represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan?

