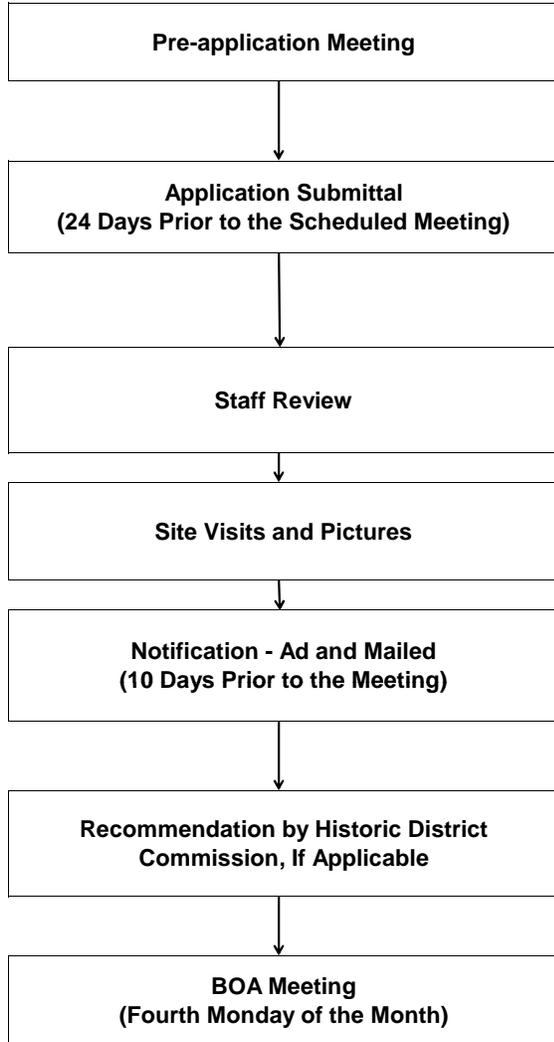


BOARD OF ADJUSTMENT PROCESS

(Variance, Standards in Historic District, Decision of Enforcement Officer, and Special Exception)



In order to grant a variance request, the Board must make the following findings of fact:

1. There are practical difficulties or unnecessary hardships that would result from carrying out the strict letter of this ordinance. The Board of Adjustment may reach this conclusion if it finds that:
 - a. if the applicant complies with the provisions of this ordinance, no reasonable use could be made of the property;
 - b. the hardship of which the applicant complains results from unique circumstances related to the applicant's property;
 - c. the hardship results from the application of this ordinance to the property; and
 - d. the hardship is not the result of the applicant's own actions.
2. The variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit.
3. The granting of the variance assures the public safety and welfare and does substantial justice.

****An affirmative 4/5 majority of members present vote is required***

10/9/2012

NOTE: Appeal of BOA's Decision Within 30 Days is Heard on the Record by the Guilford County Superior Court