

12-8-15

LANCASTER COUNTY BOARD OF ZONING APPEALS APPLICATION FORM #1

GENERAL INFORMATION

Date Filed: 12/8/2015 Application No: BZA-016-002

This form must be completed on a hearing on **appeal from action** of the Zoning Official, application for a **variance**, or application for a **special exception**. Entries must be printed or typed. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

THE APPLICANT HEREBY APPEALS (indicate one):

- From action of Zoning Officials as stated on Form 2
- For a variance as stated on Form 3
- For a special exception as stated on Form 4

Applicant(s) Print:

Name: GREG WELSH Address: 5950 FAIRVIEW RD
BURTON ENGINEERING CHARLOTTE, NC 28210
 Telephone: (704) 553-8881 Work: (704) 553-8881

Interest: CIVIL ENGINEER Owner(s): _____

Other: _____

Owner(s) If other than applicant: KEITH CORPORATION

Address: 5935 CARNEGIE BLDG #200 Telephone: (704) 365-6000
CHARLOTTE, NC 28209

Work: _____ Other Information: _____

PROPERTY INFORMATION

Property address: MOVEMENT MORTGAGE, CALVIN HALL ROAD

Lot Area/Acres: 25± Block: _____ Subdivision: BAILES RIDGE BUSINESS PARK

Tax Map #: 0007-00-025.00 Plat Book: 164 Page: 328

Lot Size or Dimension: 10.359 AC Zoning Classification: B-1

Use of Surrounding Properties: BUSINESS / INDUSTRIAL / OFFICE



Designation Agent (complete only if owner is not applicant)

I (we) hereby appoint the person(s) named as applicant(s) as my (our) agent to represent me (us) in this application.

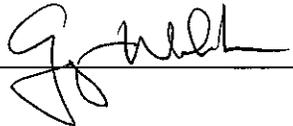
Date: _____

Owner(s) Signature(s)



I (we) the undersigned hereby state and understand that while this application will be carefully reviewed and considered, all burden of proof rests within the applicant subject to application request. All incorrect or falsified information or documentation will cause application to be null and void.

I (we) certify that the information in this application and all other forms are true to content.

Date: 12.8.2015 Applicant Signature(s) 

12-8-15

LANCASTER COUNTY BOARD OF ZONING APPEALS
VARIANCE APPLICATION - FORM #3

Date Filed: 12-8-2015 Application No. BZA-016-002

1. Applicant(s) hereby appeals to the Lancaster County Board of Zoning Appeals for a variance from the strict application to the property described in the General Information (Form #1) of the following provisions of the Lancaster County Unified Development Ordinance: _____ so that a zoning permit may be issued or permission granted to allow the use of the property described as follows: Temporary gravel parking lot for additional employee parking for Movement Mortgage while a permanent parking deck is constructed. for which a permit or permission has been denied by the zoning official on the grounds that the proposal would not comply with the specific requirements of the cited section(s) of the Lancaster County Unified Development Ordinance.

(2) The application of the ordinance will result in unnecessary hardship and the standards for a variance as set by South Carolina Law and the Lancaster County Unified Development Ordinance are met by the following facts:

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Permanent/paved parking lot would ~~be~~ be cost-prohibitive ~~etc.~~

b) These conditions do not generally apply to other property in the vicinity as shown by: gravel parking lots are not generally used or accepted within the Builes Ridge Business Park. The Park's Architectural Review Committee is accepting this condition for a period of three (3) years (max.)

c) Because of these conditions, the application of the Lancaster County Unified Development Ordinance to the particular piece of property would prohibit or unreasonably restrict the utilization of the property as follows: The time to construct a permanent parking lot (to code) to meet the immediate needs of the business is prohibitive.

d) The granting of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be compromised by the granting of the variance for the following reasons: _____

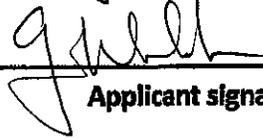
The ~~top~~ gravel parking lot will be temporary while the permanent parking structure is designed, permitted, and built on the adjacent property

The following documents are hereby submitted in support of this application: _____

Concept Plan SP-1 dated 12/8/2015

Date: 12/8/2015

Greg Welsh, PE



Applicant signature(s)

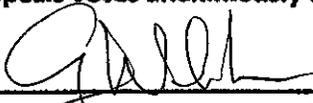
Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

I, Greg Welsh, have signed that I am aware of the Zoning Board of Appeals hearing date.

01/12/2016 (Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Zoning Board of Appeals.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The zoning Board of Appeals will still hold the hearing on my request and can take any form of action, including denial. Should my request be denied, I will not be permitted to resubmit the request to the Zoning Board of Appeals for a period of six months, unless conditions have changed substantially and the Zoning Board of Appeals votes unanimously to rehear the matter.


(Property owner / Applicant's signature)

12/8/15
(Date)

(Staff's Signature)

(Date)