

# VARIANCE

## CURRITUCK COUNTY PLANNING DEPARTMENT

### MISSION STATEMENT

Provide solution oriented services to the community through the application of professional planning skills, adopted plans, and standards which facilitate the growth of the local economy and enhance the quality of life and preserve the natural environment for current and future generations.



### FOR FURTHER INFORMATION CONTACT:

**PLANNING DEPARTMENT:**  
252-232-3055

**INSPECTION DEPARTMENT:**  
252-232-3378

**FIRE MARSHAL:**  
252-232-6641

**COROLLA OFFICE:**  
252-453-8555

**ALBEMARLE REGIONAL HEALTH SERVICES:**  
252-232-6603



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## PROCEDURES FOR FILING A VARIANCE

A variance is requested to grant relief from the requirements of the Unified Development Ordinance. A variance is issued by the Board of Adjustment. The variance authorizes the recipient to use the property in accordance with the requirements of the Currituck County Unified Development Ordinance with the exception of the rule being varied.

The Board of Adjustment may also impose additional requirements. A completed application is required for a variance and is subject to the following process:

1. Pre-Application meeting with staff.
2. Application and evidence submittal.
3. Technical Review Committee review and recommendation, if required.
4. Staff review and recommendation.
5. Board of Adjustment public hearing and action.



A variance may be granted by the Board of Adjustment if it concludes that strict enforcement of the ordinance would result in difficulties or unnecessary hardships for the applicant and that, by granting the variance, the spirit of the ordinance will be observed, public safety and welfare secured, and substantial justice done. It may reach these conclusions if it makes detailed findings that:

1. If the applicant complies strictly with the provisions of the ordinance, he can make no reasonable use of his property;
2. The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public;
3. The hardship relates to the applicant's land, rather than personal circumstances;
4. The hardship is unique, or nearly so, rather than one shared by many surrounding properties;
5. The hardship is not the result of the applicant's own actions; and,
6. The variance will neither result in the extension of a nonconforming situation nor authorize the initiation of a nonconforming use of land.



A completed application must be submitted prior to the appropriate cut-off date for the Board of Adjustment meeting. For cut-off date and meeting information, please contact the Planning Department.

