

Town of Surfside Beach



Zoning Board of Appeals

The Board must determine whether the variance request meets all the requirements for granting a variance by the criteria below:

VARIANCE TEST

	YES	NO
1. Size, shape, topography	_____	_____
2. Unnecessary hardship	_____	_____
3. Peculiar property	_____	_____
4. Public Detriment	_____	_____

To meet the test for a variance to be granted, the answers above should be:
Yes; (2) Yes; (3) Yes; (4) No

GENERAL GUIDELINES FOR GRANTING VARIANCES

There must be special conditions existing so that the literal enforcement of the ordinance would result in unnecessary hardship to the property owner.

The granting of a variance cannot constitute or create a zoning amendment.

The fact that other non-conforming uses are present in a district is not grounds for granting a variance.

The granting of a special exception that is unavailable to others should not be used in granting a variance.

A variance may not be granted for a use not generally permitted in the district involved or specifically prohibited by the zoning ordinance.

In granting a variance the Board may designate any special conditions or safeguards that conform to the zoning ordinance.

The fact that a similar variance was granted for another property is not grounds for a variance.

The property cannot be used for any other permitted uses without a variance.