

## **MOTIONS**

**TO GRANT:** In the matter of SV-19-17, I move that the Board find and conclude that the petition does meet the requirements of Article 19-36 of the Wake County Unified Development Ordinance and North Carolina General Statute Section 160A-388(d), and that the requested variance be granted to allow for the creation of a new residential lot without providing road frontage to the lot. The motion to approve is made based on the following conclusions and findings of fact:

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property; **(STATE THE UNNECESSARY HARDSHIP FROM THE STRICT APPLICATION OF THE ORDINANCE DETERMINED FROM TESTIMONY PRESENTED)**
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance; **(STATE WHAT CONDITIONS ARE PECULIAR TO THE PROPERTY CREATING THE HARDSHIP BASED ON TESTIMONY PRESENTED)**
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship, **(STATE HOW THE HARDSHIP WAS NOT SELF-CREATED BASED ON TESTIMONY PRESENTED)**
- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. **(GIVE SPECIFICS BASED ON TESTIMONY AND DISCUSSION)**

**TO DENY:** In the matter of SV-19-17, I move that the Board find and conclude that the petition does not meet the requirements of Article 19-36 of the Wake County Unified Development Ordinance and North Carolina General Statute Section 160A-388(d) for the reason that (state why) and that the requested variance be denied. **(THE REASON IS.....BECAUSE..... THIS CONCLUSION WAS BASED ON .....TESTIMONY PRESENTED DURING THE HEARING.)**