



APPLICATION FOR VARIANCE

Date Filed:

6-25-26

Application Deadline

Petition No.: 2025-VAR-001

Fee:

Applicant Information

Name

Jamie Christopher Taylor

Address

2013 Claude Austin Road
Monroe

NC

Zip Code

28112

Relationship to Owner

Same

Owner Information

Name

Same as above

Address

City

State

Zip Code

Property Information

Address

2013 Claude Austin Road

Occupant / Use

RA-40
Zoning

PIN Number

0406302E

Applicability

A variance is a grant of relief to a property owner from strict compliance with the regulations of the Union County Development Ordinance. The intent of a zoning variance is not to simply remove an inconvenience or financial burden that may result from compliance with applicable ordinance requirements. Variances are intended solely to help alleviate an unnecessary hardship that would be caused by strict application of the subject regulations. They are intended to provide relief when the requirements of the ordinance render property extremely difficult or impossible to put to reasonable use because of some unique or special characteristics of the property itself.

Variance Applied For: Variance from the lot size requirements
Section Number: of section 5.030

Findings of Fact:

No variance may be approved by the Land Use Board (FNA the Board of Adjustment) unless it makes all of the following findings:

1. The strict application of the ordinance will result in an unnecessary hardship, but it is not necessary to conclude that strict application will prevent any reasonable use of the property;

See attached

2. The hardship is unique to the subject property, rather than common to neighboring properties or to the general public;

3. The hardship relates to conditions peculiar to the subject property (e.g., location, size, shape, topography), rather than personal circumstances of the applicant or owner of the subject property;

4. The hardship is not the result of actions taken by the applicant or subject property owner, although the act of purchasing property knowing that a variance may be needed or required does not constitute a self-created hardship; and



5. By granting the variance, the spirit of this ordinance will be observed, public safety and welfare will be secured, and substantial justice will be done.

I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.

Jamie C Taylor
Print owner/ applicant name

Print representative name

Jamie C Taylor
Signature of owner/ applicant

Signature of representative

7/23/26
Date

Date

NO REQUEST FOR A VARIANCE WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

IN THE SITUATION THAT THE PROPERTY OWNER IS NOT AN INDIVIDUAL, PLEASE INCLUDE DOCUMENTATION THAT APPLICATN IS AN AUTHORIZED REPRESENTATIVE.

IF THE PROPERTY OWNER IS NOT THE APPLICATN APPEARING TO SPEACK BEFORE THE LAND USE BOARD, SUCH AS LESSEE, PLEASE PROVIDE EXPLANATION OF RELATIONSHIP TO APPLICANT/REPRESENTATIVE.

1. The strict application of the ordinance will result in an unnecessary hardship, but it is not necessary to conclude that strict application will prevent any reasonable use of the property;

The subject property has contained two residential dwellings for approximately twenty-seven (27) years, consisting of a site-built home and a manufactured home. At the time the manufactured home was placed on the property, Union County regulations permitted ~~two dwellings on a single parcel, and the dwelling was established lawfully.~~

a manufactured home is non conforming and can't be replaced
Since that time, zoning regulations have changed and no longer permit two dwellings on one parcel. Additionally, a public right-of-way acquisition reduced the available acreage of the property, leaving the parcel approximately nine (9) feet short of the land area necessary to create two conforming lots through subdivision. The applicant explored alternative solutions, including attempting to purchase additional land from the adjoining property owner, but those efforts were unsuccessful.

The applicant is not seeking to add an additional dwelling, expand the use of the property, or intensify development. The request is solely to replace an aging manufactured home with a new manufactured home of substantially the same size, footprint, and bedroom count in the same established residential location.

Strict application of the current ordinance would prevent replacement of a long-established dwelling that has existed on the property for nearly three decades and would effectively eliminate a lawful residential use due to circumstances beyond the applicant's control. This creates an unnecessary hardship that is not self-imposed and is unique to the property's history and physical characteristics.

2. The hardship is unique to the subject property, rather than common to neighboring properties or to the general public;

The hardship is unique to this property because it contains two long-established dwellings that were legally permitted when originally established. In addition, a public right-of-way acquisition reduced the available land area on the property, leaving the parcel approximately nine (9) feet short of the acreage necessary to divide the property into separate compliant lots.

This combination of historical use and loss of land due to a public right-of-way acquisition is specific to this property and is not a condition generally shared by neighboring properties or the public at large.

part in total acreage and what is short of 2 acres.

Because the replacement home will be the subsequently the same size and bedroom count as the existing dwelling, no expansion of the septic system or additional utility demands will be required. The replacement will maintain the property's long-established residential use without creating any additional burden on public services or neighboring properties.

In addition, the new manufactured home will improve the overall appearance and value of the property. The home will include permanent brick underpinning/skirting and modern construction features that will enhance the aesthetic character of the property and contribute positively to the surrounding area. Replacing the aging manufactured home with a newer, well-maintained residence will promote the beautification of the property while preserving its existing use.

Granting this variance will allow the continued reasonable use of a long-established dwelling site, uphold the intent of the ordinance, and achieve substantial justice without negatively impacting the community.





