
ZONING BOARD OF APPEALS

Ability to Grant a Variance

Based on South Carolina Law (§6-29-800), the Board may grant a variance in an individual case of unnecessary hardship if the Board finds:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property.
- These conditions do not generally apply to other property in the vicinity.
- Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

The authorization 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 harmed by the granting of the variance.

These four points are typically called *the Four Point Criteria*. The applicant, or his or her designee, is responsible for proving their case before the Board based on the Four Point Criteria. Any documentation, pictures, witnesses or statements that show how the application meets the four points are allowed and encouraged. Please note that **the fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance (§6-29-800).**