



Administrative Modification of Setbacks Application

Planning and Inspections Department
308 E. Stadium Dr., Eden, NC 27288
Phone: 336-623-2110 x2 / Fax: 336-623-4057
www.edennc.us

CONTACT INFORMATION

Contact Name _____

Contact Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Contact's Property Interest or Legal Relationship to Owner _____

PROPERTY OWNER INFORMATION

Property Owner Name _____

Property Owner Mailing Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

PROPERTY INFORMATION

Tax Property ID No. (PIN) _____

Deed Book and Page No. _____

Physical Address _____

City _____ State _____ Zip _____

Year Current Owner Acquired Property _____ Acreage _____

Public Water Available? Yes No Public Sewer Available? Yes No

Current Use & Zoning of Property _____

REQUEST INFORMATION

Description of Modification Requested _____

Ordinance Section Reference _____

PROCESS & FILING INFORMATION

Submission Requirements: Per Article 3 of the Eden Unified Development Ordinance (UDO), in keeping with the purpose of the regulations of the UDO to accomplish coordinated, balanced, and harmonious development in a manner which will best promote the health, safety, and general welfare while avoiding undue and unnecessary hardships, on approval by the City Manager, the Administrator is authorized to approve certain requests for deviation from dimensional standards.

Conditions of Modifications of Setbacks: Requests for deviation from required setbacks set forth in the UDO by up to ten percent of the required setbacks or 24 inches, whichever is greater, may be considered upon determination that one or more of the following conditions exists:

- There are site or structural conditions that preclude strict adherence to the setback requirements, such as, but not limited to: the lot does not meet the dimensional standards established for the zoning district in which it is located; the lot has topographic limitations that require placement of the structure into the required setback area; or the structure is physically in line with an existing, legally established wall or walls of a principal structure already within the minimum setback area.
- The part of the proposed structure that would encroach into the minimum setback area is less than fifty percent of the width of the affected building facade(s), provided the part of the structure that would encroach into a front setback shall either be open (such as a porch or screen room) or not subject to occupancy (such as chimney).
- The part of the proposed structure that encroaches into the minimum setback area is necessitated by a life safety code, flood hazard reduction, Americans with Disabilities Act standard, or other public safety code requirements.
- The proposed structure will allow the preservation of significant existing vegetation.
- A good faith error was made in the location of a building foundation not exceeding 1 foot due to either field construction error or survey oversight.

SIGNATURE

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. By signing this form, I hereby authorize the City of Eden to review this request, visit the site, and contact any appropriate design professional in relation to questions.

Applicant Signature _____ Date _____

Property Owner Signature _____ Date _____

Office Use Only

Staff Member (Initial upon Receipt) _____ Date _____

City Manager/Administrator: Approval _____ Denial _____

If denial, list reasons: _____

