



**PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF HIGH POINT**

**BOARD OF ADJUSTMENT
ALTERNATE DESIGN APPLICATION**

DATE RECEIVED _____ BY _____ RECORD # _____ HEARING DATE _____

**A Pre-Application meeting, while not required, is recommended prior to filing this application.
Call 336-883-3328**

A. ADDRESS OF SUBJECT PROPERTY _____

B. APPLICANT / OWNER / REPRESENTATIVE INFORMATION

1. Applicant:

Name and Address: _____
Street Address, City, State, Zip Code

Telephone number: (w) _____ (cell) _____ Email: _____

2. Property Owner: (if different from applicant):

Name and Address: _____
Street Address, City, State, Zip Code

Telephone number: (w) _____ (cell) _____ Email: _____

If there are additional property owners, check here and attach their names, addresses and telephone numbers.

3. Representative: If an attorney, contractor, realtor or other person will represent the applicant and/or property owner, please complete the information below:

Company: _____

Name and Address: _____
Street Address, City, State, Zip Code

Telephone number: (w) _____ (cell) _____ Email: _____

C. PROPERTY INFORMATION

1. Parcel ID Number: _____ **2. Zoning District:** _____

3. Existing Use of Property: _____

4. Proposed Use of Property (if different): _____

D. RELIEF REQUESTED

An Alternate Design provides an alternative to the façade articulation and façade transparency standards where unique or impractical situations result from the application of the standards to a specific building. By this application, the Board of Adjustment is hereby requested to grant an alternate design from the literal provisions of the City of High Point Development Ordinance because, under the interpretation given to me by the Enforcement Officer, I am prohibited from using the building design indicated on this application in the manner shown by the attached building design drawings.

I am asking for relief of _____ from the following provision of the Ordinance (indicate design standard):

(indicate Section number and title from the Development Ordinance) _____

I need the alternate design approval in order to: *(briefly describe the project or reason why the alternate design is necessary)*

E. REQUIRED FINDINGS

The Board of Adjustment does not have unlimited discretion in deciding whether to grant an alternate design. The applicant must meet the following General Requirements:

- (a) An alternate design cannot be granted if the need is based on a specific use of the building.
- (b) A greater distance in façade articulation, or a reduction or change in the articulation features provided may be granted; however, articulation cannot be eliminated for a building facade.
- (c) Façade transparency standards may be reduced but cannot be eliminated for a building facade.
- (d) If a facade transparency standard is altered, then the use of enclosed window wells supplemented with awnings, false storefront windows, or similar building wall fenestration techniques should be used to promote a pedestrian oriented design. Figure 2.4.2.C, Façade Transparency Alternatives, shows some alternative designs that comply with the purpose and intent of this standard.

The applicant must demonstrate that in addition to the General Requirements being met, that the following Required Findings are made:

- (1) The alternate design is needed:
 - a. Due to the unique function of the building or portion thereof, or
 - b. Because an unreasonable or impractical situation results from the application of the building design standard, or
 - c. Because it is determined that the building is of a unique or iconic design that warrants special consideration.
- (2) The alternate design granted is the minimum required to meet the determined need; and
- (3) The alternate design is compensated by exterior design features that exceed the minimum standard when the building is considered in its entirety and the building results in a pedestrian oriented design that enhances street level activity.

On a separate attachment to this application, **please address each of the above required findings**, explaining in writing how or why your requested alternate design meets these findings. Address each of the three (3) findings separately. Provide façade renderings of the proposed building façade(s) along with any other information that the Board can consider with the application.

F. SIGNATURES

When the applicant is someone other than the current property owner(s), the signatures of both the current property owner(s) and the applicant must be provided unless a power-of-attorney authorization is in effect. If a power-of-attorney is in effect, a properly executed copy is required to be submitted with this application.

Please be advised that the granting of an alternate design does not excuse the applicant and/or property owner from obtaining all building, trade or other permits as required by law prior to beginning work. Any construction or operation authorized by the granting of an alternate design must commence within one (1) year of the date the Decision of the Board is signed, or the alternate design approval shall become null and void.

Property Owner(s) Signature *(Attached additional sheets if needed)*

(Owner Print Name)

(Owner Signature)

(Date)

(Applicant Print Name)

(Applicant Signature)

(Date)