

SECTION 15 HARSHIP

- 15.1 Upon application by the subdivider therefore and where it can be shown in the case of a particular proposed subdivision, that strict compliance with the requirements of these regulations would result in extraordinary hardship to the subdivider because of unusual topography, or other such conditions, thus retarding the achievement of the objective of these regulations, then the Board upon recommendation from the Planning Commission, may vary, modify or waive requirements so that substantial justice may be done and the public interest secured; provided, that such variance, modification or waiver will not have the effect of nullifying the intent and purpose of these regulations or of the Comprehensive Plan.
- 15.2 In no case shall any variance, modification, or waiver be granted without due consideration to the intent and purposes of these regulations, the Zoning Regulations, and the Comprehensive Plan, including among others, such specific purposes as:
- (1) developing both urban and non-urban areas;
 - (2) lessening congestion in the streets or roads;
 - (3) reducing the waste of excessive amounts of roads;
 - (4) securing safety from fire and other dangers;
 - (5) lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;
 - (6) providing adequate light and air;
 - (7) preventing excessive concentration of population and excessive and wasteful scattering of population or settlement;
 - (8) promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provisions for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;
 - (9) protecting the tax base;
 - (10) protecting property against blight and depreciation;
 - (11) securing economy in governmental expenditures;
 - (12) fostering the state's agriculture, recreation, and other industries;
 - (13) encouraging the most appropriate use of land in the County; and,
 - (14) preserving, protecting and enhancing historic buildings, places, and districts.