



NOTIFICATION FOR SERVICE FOR THE
TOWN OF HUNTERSVILLE
BOARD OF ADJUSTMENT

Please type or print in black ink

BACKGROUND INFORMATION

NAME Janice Lewis HOME PHONE 704 948-0811
HOME ADDRESS 10203 Halston Circle CELL PHONE 704 807-2950
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Town Limits
PRESENT OCCUPATION Real Estate Broker WORK PHONE _____
PLACE OF EMPLOYMENT Self Employed Keller Williams Huntersville
EMAIL ADDRESS janicelewis4@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10-15

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY SERVING ON:

EXPIRATION DATE _____

EXPIRATION DATE _____

EDUCATION Paralegal Degree Numerous Real Estate
Certifications

BUSINESS AND CIVIC EXPERIENCE Real Estate Broker since 1996 in
this area

AREAS OF EXPERTISE AND INTERESTS/SKILLS Real Estate Transactions
New Subdivisions, Development, Zoning

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Janice Lewis
(Signature of Applicant)

4-3-15
(Date)



QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Board of Adjustment, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview: The Board of Adjustment consists of Regular and Alternate Members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular members appointed who reside in the extraterritorial zoning jurisdiction ("ETJ") shall at a minimum meet the requirement of NCGS §160A-362 for proportional representation, but shall in no instance be less than one (1). The Alternate membership shall consist of at least two (2) members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the ETJ.

The Board's primary function is to act upon variances, which are specific requests for deviation from the strict letter of the law of the Huntersville Zoning Ordinance. As an example, picture a property with a stream running through it thirty feet back from the road. If the Zoning Ordinance requires that every new house must be set back thirty feet from the road, the property owner is faced with a hardship and may request a variance. The Board of Adjustment acts quite literally as a court, with evidence presented, petitioners sworn in, and strict rules followed to determine if indeed a hardship exists. The Board considers the facts relative to the petition and formulates a legally-binding ruling.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Realtor Care Day since its inception in 2009
Keller Williams Red Day
School volunteer and PTA officer

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Planned growth to benefit residents old & new through
residential and commercial development. Road planning
will be critical to control traffic issues

3. Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, how will you ensure that your decisions are formed objectively?

By applying the findings of fact provided by the
town employees and the property owner to the
zoning ordinance and determining whether or not
a hardship exists.



4. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I would like to see a more vital downtown corridor in Huntersville with increased walkable venues and restaurants, etc.

OTHER COMMENTS:

In my real estate career I have assisted clients in seeking rezoning requests and variances appearing on their behalf.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.
Please return them to the Huntersville Planning Department**