

**ZONING BOARD OF APPEALS
USE VARIANCE**

Applicant Name _____ Permit No. _____

Complete for use variance. (Use extra sheet(s) if needed.)

1. For each and every permitted use appliance cannot realize a reasonable return (provided that lack of return is substantial as shown by competent financial evidence) because:

2. For each and every permitted use applicant's alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood because:

3. For each and every permitted use the requested variance if granted will not alter the essential character of the neighborhood because:

4. For each and every permitted use the alleged hardship has not been self-created because:

AREA VARIANCE WORKSHEET

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighted against the detriment to the health, safety and welfare of the neighborhood or community by such grant. An area variance applies to the land itself. Area variance shall mean the authorization of the Zoning Board of Appeals for the use of land in a manner which is not allowed by dimensional or physical requirements of the applicable zoning regulations.

1. Whether an **undesirable change** will be produced in the character of the neighborhood or a detriment to the nearby properties will be created by the granting of the area variance

2. Whether the benefit sought by the applicant can be **reached by some other method**, feasible for the applicant to pursue other than an area variance.

3. Whether the requested area variance is **substantial**.

4. Whether the proposed variance will have an **adverse** effect or impact on the physical or environmental conditions in the neighborhood or district.

5. Whether the alleged difficulty was **self-created**, which consideration shall be relevant to of the board, but shall not necessarily preclude the granting of the area variance.

THE BOARD OF APPEALS MAY IMPOSE REASONABLE CONDITIONS WHEN GRANTING A VARIANCE.

THE ZONING BOARD OF APPEALS, IN GRANTING OF THE AREA VARIANCE, SHALL GRANT THE MINIMUM VARIANCE THAT IT SHALL DEEM NECESSARY AND ADEQUATE AND AT THE SAME TIME PRESERVE AND PROTECT THE CHARACTER OF THE NEIGHBORHOOD AND THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.