

ZONING BOARD OF APPEALS

APPLICATION: AREA VARIANCE REQUEST

Applicant: _____ Date: _____

Section 11-Sub Section D-

VARIANCES

1. The Board of Appeals has the power to vary or modify provisions of this Ordinance as a result of exceptional physical conditions connected with a particular site IF

There are practical difficulties or unnecessary hardships.

AREA VARIANCE REQUEST

CHECKLIST- GENERAL STANDARDS THAT MUST BE MET- SUB D-3

For every AREA VARIANCE REQUEST —The Zoning Board of Appeals must determine that each of the following standards has been met:

Yes or No

- _____ (a) Will the requested variance produce an undesirable change in the character of the neighborhood?
- _____ (b) Will substantial detriment be created to nearby properties?
- _____ (c) Are there any other feasible methods available to achieve the benefit requested by this variance?
- _____ (d) Is the requested area variance substantial?
- _____ (e) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
- _____ (f) Is the alleged difficulty self-created?
- _____ (g) Is the variance the minimum necessary to grant relief?