

NON-USE VARIANCE STANDARDS QUESTIONNAIRE

A Non-Use Variance is a variance from any standard requirement of the ordinance such as deviation from setbacks, parking, landscaping, density, height or bulk regulations. A non-use variance requires you to prove practical difficulty. The standards the Zoning Board of Appeals will use in determining whether a practical difficulty exists require you to provide responses to the following questions. Additional information may be attached.

1) Why would strict compliance with the zoning ordinance prevent you from using your property for a permitted purpose or be unnecessarily burdensome?

2) Why is your variance request fair to other property owners?

3) Would a lesser variance than you are requesting allow you to use the property as desired?

4) Describe the circumstances unique to your property (that are not generally applicable in the immediate area or to other properties in the same zoning district) which create the need for the variance?

5) Explain why the need for the requested variance is not self created (due to the actions of the applicant, owner, or their predecessors).
