

Z.B.A. Meeting _____

Rec'd. _____

Fee _____

APPLICATION FOR APPEAL
TO THE ZONING BOARD OF APPEALS

NAME OF APPELLANT _____

MAILING ADDRESS _____

CITY OR TOWN _____ STATE _____ ZIP CODE _____

TELEPHONE _____

NAME OF OWNER _____

ADDRESS OF PROPERTY (PROJECT) _____

TAX ASSESSOR'S MAP NO. _____ LOT NO. _____ ZONE _____

The undersigned requests that the Board of Appeals consider the following:

VARIANCE:

I. Nature of Variance: Described generally the nature of variance.

In addition, a scaled plan of the property must accompany this application showing dimensions and shape of lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings and alterations, and any natural or topographic peculiarities of the lot in question. Please include a sketch showing distance from property lines to existing and proposed structures.

II. Justification of Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause either undue hardship or a practical difficulty. The Board of Appeals must determine that your application meets the requirements for the variance that you seek. Please explain how your situation meets each of these criteria listed below:

A. Practical Difficulty Variance (limited to variances of lot area, lot coverage or frontage or setback requirements; also, the lot must be located outside of a shoreland zone. If your request does not meet these requirements, please fill in the Undue Hardship Variance application, not this application).

1. The strict application of the ordinance to the property precludes the ability of the applicant to pursue a use permitted in the zoning district in which the property is located:

2. The strict application of the ordinance to the property results in significant economic injury to the applicant:

3. The need for a variance is due to the unique circumstances of the property and not the general conditions of the neighborhood.

4. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.

5. The practical difficulty is not the result of action taken by the petitioner or a prior owner.

6. No other feasible alternative to a variance is available to the petitioner.

7. The granting of a variance will not unreasonably adversely affect the natural environment.

8. The property is not located in whole or in part within shoreland areas as described in Title 38, Section 435.

PLEASE INCLUDE A SKETCH WITH DETAILED DIMENSIONS.

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ITS SUPPLEMENTS IS TRUE AND CORRECT.

DATE

APPELLANT