

Town of Fenner – Zoning Board of Appeals

Application For A Use Variance

Name of Applicant _____ Date _____
Residence _____
Phone # _____
Tax Map # _____ Location of property _____
Property Owner (if different) _____
Sections of Zoning Law involved _____

A Use Variance is permission by the Zoning Board of Appeals to a parcel of land so that it may be used for a kind of land use not allowed by zoning. The applicant must show unnecessary hardship, not self-created, and meet **each** of the following four tests. Use a separate sheet.

1. Show in dollars and cents that the property in question cannot yield a reasonable return if used for **any** purpose allowed in its zone. The desire to use the property for more profitable use does not constitute a hardship.
2. Show that the hardship is due to circumstances unique to the property, or to an area considerably less than the district.
3. Show that the use to be authorized by the variance will not alter the essential character of the locality.
4. Show the hardship has not been self-created.

Required information:

1. A detailed description of what you want, with reference to the zoning law.
2. A site plan map showing:
 - North arrow, map scale, zoning classification
 - Location and accurate dimensions of existing and proposed structures, parking areas, available utilities, right of ways, setbacks, etc.
 - Location of County or State facility, if applicable
 - Surrounding (within 200' of property lines) land use and zone(s)
3. A specific explanation of how your request meets the four tests above
4. Proof of pre-existence if applicable

Optional Information:

Use photos, topographic maps, statements from neighbors, references, whatever will help prove your case.

Signature of application _____