

Town of Fenner – Zoning Board of Appeals

Application for an area Variance

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

An Area Variance is permission granted by the Zoning Board of Appeals to Provide relief from a dimensional requirement imposed by the zoning. Use a separate sheet.

1. Show how substantial the variation is in relation to the requirement.
2. Show what the effect would be on government facilities (roads, etc.), if the variance were granted.
3. Show whether there would be substantial change in the character of the neighborhood, or a substantial detriment to adjoining properties.
4. Show whether there would be an adverse physical or environmental effect on the neighborhood or district.
5. Show that there are no feasible alternatives to the requested variance.
6. Show whether the difficulty was self-created.
7. Show that justice will be served by granting the variance.

REQUIRED INFORMATION:

1. A detailed description of the specific variance requested and the applicable zoning restriction that would be violated.
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 each of the above seven points
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 Applicant _____