

Town of Fenner – Zoning Board of Appeals

Application for an area Variance

Code Enforcement Officer review _____

Date Acpt'd by Town Clerk _____

Fee Paid (Y/N)and amount _____

Date Rec'd by ZBA _____

Date of Hearing _____

Date of Action _____

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 _____

PLEASE NOTE: THERE ARE NO REFUNDS OF AN APPLICATION FEE