

Case No. ZBA _____

Date Received _____

APPLICATION FOR ZONING BOARD OF APPEALS

"Use" Variance

A Use Variance permits a particular use of land that is otherwise not allowed in that district either as a permitted use or as a special land use. For a Use Variance to be granted, the applicant must show a practical difficulty or exceptional hardship by demonstrating the following:

1. Why the property can not be put to reasonable use under the regulations of the current zoning district?

2. What are the exceptional or extraordinary circumstances or conditions applicable to the property involved or the use of the property that do not apply to other properties or uses in the same zoning district?

3. Explain how the Use Variance will not alter the essential character of the neighborhood.

4. Why is the Use Variance the minimum necessary to permit reasonable use of the land and buildings?

5. Explain how the Use Variance will not be a detriment to the public health, safety and welfare.
