

## VARIANCES

A variance is permission granted by the ZBA to break the zoning law (zoning ordinance). It is permission that is not intended to be easy to achieve. Variances granted without proper justification may lead to an ordinance that becomes unenforceable. Additionally, the public's confidence in the ordinance as a viable growth management tool may be significantly diminished.

Please consider the following questions:

- A) Is the current requirement unreasonably restrictive? Does it prevent you from using your property as zoned?
  
- B) Does the property possess unique characteristics (not common to the general area)? Such as an odd shape, small size, or presence of natural features (topography, wetlands, soils, etc)?
  
- C) Did your own action or that of your predecessor in title create the practical difficulty? Did the difficulty exist at the time of adoption of the requirement from which the variance is requested, or is it necessary as a result of governmental action (such as a road widening)?
  
- D) If the variance is granted, would the ZBA be "granting" you a privilege not made available to others? Is a variance of less size more appropriate? Will neighboring properties be negatively impacted?
  
- E) Have reasonable alternatives been considered as a means of avoiding a variance?