

Town of Van Buren
Board of Appeals

Petition for Variance from Dimensional Standards

The Board may grant a variance from the dimensional standards of a zoning ordinance when strict application of the ordinance to the petitioner and the petitioner's property would cause a practical difficulty, which means that the application meets each of the criteria listed-below.

(As used in this provision, "dimensional standards" means and is limited to ordinance provisions relating to lot area, lot coverage, frontage and setback requirements. As used in this provision, "practical difficulty" means that the strict application of the ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.)

Please explain why you believe that the subject property meets each of the following criteria for this type of variance:

- a. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood: _____

- b. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties: _____

- c. The practical difficulty is not the result of action taken by the petitioner or a prior owner: _____

- d. No other feasible alternative to a variance is available to the petitioner: _____

e. The granting of a variance will not unreasonably adversely affect the natural environment: _____

f. The property is not located in whole or in part within shoreland areas as described in Title 38, § 435: _____

Additional Information

In addition to the information provided above, please submit a sketch plan of the property showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings, additions and alterations, the locations of roads and driveways, the location of any water body adjacent to the property, and any natural and topographic peculiarities of the lot in question.

Signature of Applicant

To the best of my knowledge, all information submitted on and with this application is true and correct.

Date: _____

By: _____
(Signature)

(Print Name)