



AREA VARIANCE STATEMENT OF DIFFICULTY

An area variance shall be granted only if the applicant can establish EACH of the following, in accordance with Section 350-102 of the Zoning Ordinance:

A. Essential Character. Indicate how the variance will impact the essential character of the neighborhood. No undesirable change in the essential character of the neighborhood will occur and no detriment will be created to nearby properties if the area variance is granted because:

B. Alternates Considered: Indicate the benefit sought by the granting of the variance and why the benefit cannot be achieved by some other feasible method other than an area variance. Identify the alternatives to the variance that have been pursued, and why they are not feasible (include evidence where necessary to support your conclusion):

C. Significance. Indicate why the requested variance is not a substantial or contextually significant deviation from the current code/regulations (is the difference between what the code requires and what you're requesting significant):

D. Physical and environmental conditions. Describe any potential impacts on factors such as drainage, traffic, dust, noise, odor, public services (e.g., compliance with the Town Code requirements to be varied would result in structures over an easement, removal of mature trees) provide mitigation efforts if any are to be utilized:

E. Not self-created. The alleged difficulty was not self-created because (consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance):

**** THIS FORM IS REQUIRED FOR ALL AREA
VARIANCE REQUESTS****