

CRITERIA FOR AN AREA VARIANCE

(To be completed by Applicant)

In order for a variance to be granted, the applicant must demonstrate to the Zoning Board of Appeals that the strict application of the terms of the **Zoning Ordinance of the Town of Bristol** would cause undue hardship. The below listed criteria must be met before the Zoning Board of Appeals can find that a hardship exists. Please explain how your situation meets each of these criteria, either in the space provided or on a separate sheet of paper.

1. Would an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties? Yes No Please explain. (Show that this property has unique characteristics, such as topography or wetlands)

2. Could an alternate location be a feasible alternative to a variance? Yes No Please explain:

3. Is the requested variance substantial? Yes No If yes, what percentage is being requested from requirements of zoning? Please explain:

3. Does the variance have an adverse impact on the physical or environmental conditions in the neighborhood?

Yes No Please explain:

5. Is the alleged difficulty self-created? Yes No

Applicant must demonstrate the need for an Area Variance is due to the nature of the property, not the action of owners. Please explain:
