

Variance Worksheet

Five criteria must be met in order for a proposal to qualify for the granting of a variance. Please explain how your proposal addresses each of the following questions regarding these five criteria.

- 1) Explain why the granting of this variance would not be contrary to the public interest.

This is a very small structure and will not be contrary to the public interest. No Harm to the public will result in granting this variance.

- 2) Explain why the use of the property contemplated by the applicant as a result of obtaining this variance would not be contrary to the spirit of the ordinance. Why would the spirit of the ordinance still be observed?

The spirit of the ordinance is to offer protection to wetland areas. A small barn with simple pier foundation supports within the 50 foot buffer with a 5 foot buffer planting strip and a 5 foot no mow strip will offer much more protection than is required.

- 3) Explain how, by granting this variance, substantial justice would be done.

Each case must be reviewed by the board individually. It would be an injustice to deny this variance since adequate wetland protection will be provided.

- 4) Explain why the values of surrounding properties will not diminish as a result of the granting of this ordinance.

A well built architecturally pleasing small barn will not diminish surrounding property value. In fact, this project will increase property values.

- 5A) Explain the "special conditions" of the land that distinguish it from other properties in the area, such that denial of the variance would result in unnecessary hardship. How is the proposed use a reasonable one? How is your property unique such that no fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to your property?

This property is unique with all the small pockets of wetlands, and the many setbacks. A denial of this variance would result in an unnecessary hardship.

- 5B) Explain how the "special conditions" of your property distinguish it from other properties in the area such that there is not a reasonable use of your property without the granting of a variance.

This is a narrow parcel with multiple pockets of wetlands and a steep slope from the rear to the street. The proposed improvements will offer a high level of wetland protection over and above the town regulations.