



Review Standards

Dimensional Variance

The Board of Zoning Appeals (BZA) will review the application package and determine if the proposed dimensional variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. A dimensional variance may only be granted by the BZA through a determination that there is evidence of practical difficulty with a finding that all of the following conditions are met.

Standard #1. Exceptional or Extraordinary Circumstances or Conditions.

Explain how the exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Exceptional or extraordinary circumstances or conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of this Chapter or amendment;

Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure;

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property that prohibits the literal enforcement of the requirements of this Chapter.

Not Applicable Applicable If applicable, describe below:



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Standard #2. Substantial Property Right.

Explain how the variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same Zone District and in the neighboring area.

Standard #3. Not Self-Created.

Describe how the immediate practical difficulty causing the need for the variance was not created by an action or inaction by the applicant or the applicant's predecessors in title.

Standard #4. No Substantial Detriment.

Explain how the variance, if granted, would not cause substantial detriment to adjacent property and the surrounding neighborhood.

Standard #5. Master Plan/Zoning Ordinance.

Explain how the variance, if granted, is consistent with, and not materially impair, the purpose and intent of the *Master Plan* and the provisions of the Zoning Ordinance and District under consideration.
