



Review Standards

Use Variance

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

Standard #1. Uniqueness.

Explain how the condition, location, or situation is unique to that property and the Zone District.

Standard #2. Not Self-Created.

Explain how the need for the variance was not created by an action or inaction by the applicant or the applicant's predecessors in title.

Standard #3. No Substantial Detriment.

Describe how the variance would not alter the essential character of the neighborhood, nor be a detriment to adjacent properties.



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Standard #4. Cannot Be Reasonably Used.

Explain how the land, building or structure cannot be reasonably used for any of the uses allowed in the Zone District.

Standard #5. Master Plan/Zoning Ordinance.

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