

Town of Sennett Zoning Board of Appeals (ZBA)

Insert: Use Variance

Contact Town Staff if you need assistance

Owner:

Applicant:

Name :

Name :

Address:

Address:

The applicant understands that: *(Please check to acknowledge that you have read each one.)*

- The ZBA may only grant approval for a requested use variance that is the minimum relief necessary to address the criteria below.
- No use variance shall be granted by the ZBA without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the board how the criteria below apply for each and every permitted use under the zoning regulations for the particular district where the property is located.

Summary of property conditions:

Zoning District: _____

Existing Land Use: _____

Proposed Land Use: _____

Other land uses allowed by right, site plan or special permit pursuant to the Zoning Law of the Town of Sennett:

The applicant shall respond in writing to the following required criteria. (Use additional sheets if needed.)

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.

Applicant response:

AND summarize the financial status of the property below . (Must attach supporting documentation for each item.)

- a. Year property purchase (\$) _____
- b. Purchase price of property (\$) _____
- c. Investment since purchase (\$) _____
- d. Estimated annual return of property with existing land use (\$) _____
- e. Estimated property value with existing land use (\$) _____
- f. Estimated annual return of property with other permitted land uses (\$) _____
- g. Estimated property value with other permitted land uses (\$) _____

2. The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

Applicant response:

3. The requested use variance, if granted will not alter the essential character of the neighborhood.

Applicant response:

4. The alleged hardship has not been self-created.

Applicant response: