

BZA Guidelines for Decisions for request from Use Standards

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the Community.** *(Consider whether granting the variance will hurt or potentially cause harm to the Town. Why or why not, and what harm can be caused?)*

Criteria Met?	Yes	No	Any Conditions or Comments?
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2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.** *(Consider whether neighboring property will suffer any major negative impacts – what impacts can the neighbors realistically expect?)*

Criteria Met?	Yes	No	Any Conditions or Comments?
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3. **The need for the variance arises from some condition peculiar to the property involved.** *(Consider whether there is some unique problem with the site that makes it unable to meet ordinance standards – what is it?)*

Criteria Met?	Yes	No	Any Conditions or Comments?
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4. **The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.** *(Consider what it would be like if the site were developed under the terms of the zoning ordinance – what would the difficulties be?)*

Criteria Met?	Yes	No	Any Conditions or Comments?
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5. **The approval doesn't interfere substantially with the comprehensive plan.** *(Consider whether there are any major conflicts with the comprehensive plan – what are they?)*

Criteria Met?	Yes	No	Any Conditions or Comments?
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If **ANY** of the criteria have been checked as “no”, the developmental standards variance request may not be approved.

If **ALL** criteria have been checked as “yes” then a variance from developmental standards is justified.