

# Application For Area/Bulk Variance

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Date: _____	Variance Request Number - _____
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**(DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY)**

Date set for Hearing: \_\_\_\_\_, 20\_\_\_\_

Noticed Published On: \_\_\_\_\_, 20\_\_\_\_

Action by Zoning Board of Appeals:

- Denied
- Approved
- Approved with modifications by Board

Perm. Parcel No.: \_\_\_\_\_

Zone District Classification: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_\_\_

Comments: (Indicate other actions such as Continuances)

\_\_\_\_\_  
\_\_\_\_\_

**Instructions to Applicant:** The purpose of an area/bulk variance is to provide relief to a property owner when the strict enforcement of the zoning regulations pertaining to lot size, setback, parking requirements, etc., impose an undue hardship on him or deny him the reasonable use of his land. For example, a lot which has a deep gully running across the back of it could make it difficult to build a house which meets the front yard setback requirements.

After completion of this application, which must include a site plan as described on the attached sheet and documentary evidence of the hardship pleaded (e.g., engineering reports, topographical maps, photographs, etc.), a public hearing will be scheduled within a reasonable time by the Zoning Administrator. A notice of this hearing must be published in a newspaper of general circulation in the local area at least fifteen (15) days before the hearing and the publication cost must be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least ten (10) days prior to the hearing date. The applicant or his attorney or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals.

Hardship to the applicant is the crucial test. Variations will be granted only to provide relief in unusual situations which were not intended or foreseen when the Zoning Code was adopted. Economic loss is seldom a unique situation and is generally not considered a valid hardship.

1. Name of Applicant(s): \_\_\_\_\_ Phone: ( \_\_\_\_ ) \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (Zip Code)

2. Property interest of applicant:

- Owner     Contract Purchaser     Lessee     Other: \_\_\_\_\_

3. Name of Owner(s) (if other than applicant): \_\_\_\_\_

Phone: ( \_\_\_\_ ) \_\_\_\_\_ Address: \_\_\_\_\_  
(Street) (City) (Zip Code)

(attach additional sheets if necessary)

4. Location of Property:

Address: \_\_\_\_\_  
(Street) (City) (Zip Code)

Legal description: (Lot, block and subdivision; or metes and bounds):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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5. Present use of property: \_\_\_\_\_
6. Does the present use of the property conform to all use regulations for the zone district in which it is located?  
 Yes  No If "No", specify each non-conforming use: \_\_\_\_\_
7. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located?  
 Yes  No If "No", specify each non-conforming use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?  
 Too narrow  Topography  Soil  
 Too small  Drainage  Sub-surface  
 Too shallow  Shape  Other: \_\_\_\_\_  
(Specify)
9. Was the hardship described above created by the action of anyone having property interests in the land after the Zoning Code was adopted?  
 Yes  No If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_
10. Was the hardship created by any other man-made change, such as the relocation of a road?  
 Yes  No If "Yes", explain: \_\_\_\_\_  
\_\_\_\_\_
11. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?  
 Yes  No If "No", how many other properties are similarly affected? \_\_\_\_\_  
\_\_\_\_\_
12. What is the "minimum" modification (variance) from the area/bulk regulations that will permit you to make reasonable use of the land? (Specify, using maps, site plans with dimensions, and written explanation. Attach additional sheets, if necessary.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

"I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of this municipality for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law."

Date: \_\_\_\_\_, 20\_\_

Signature of Applicant: \_\_\_\_\_

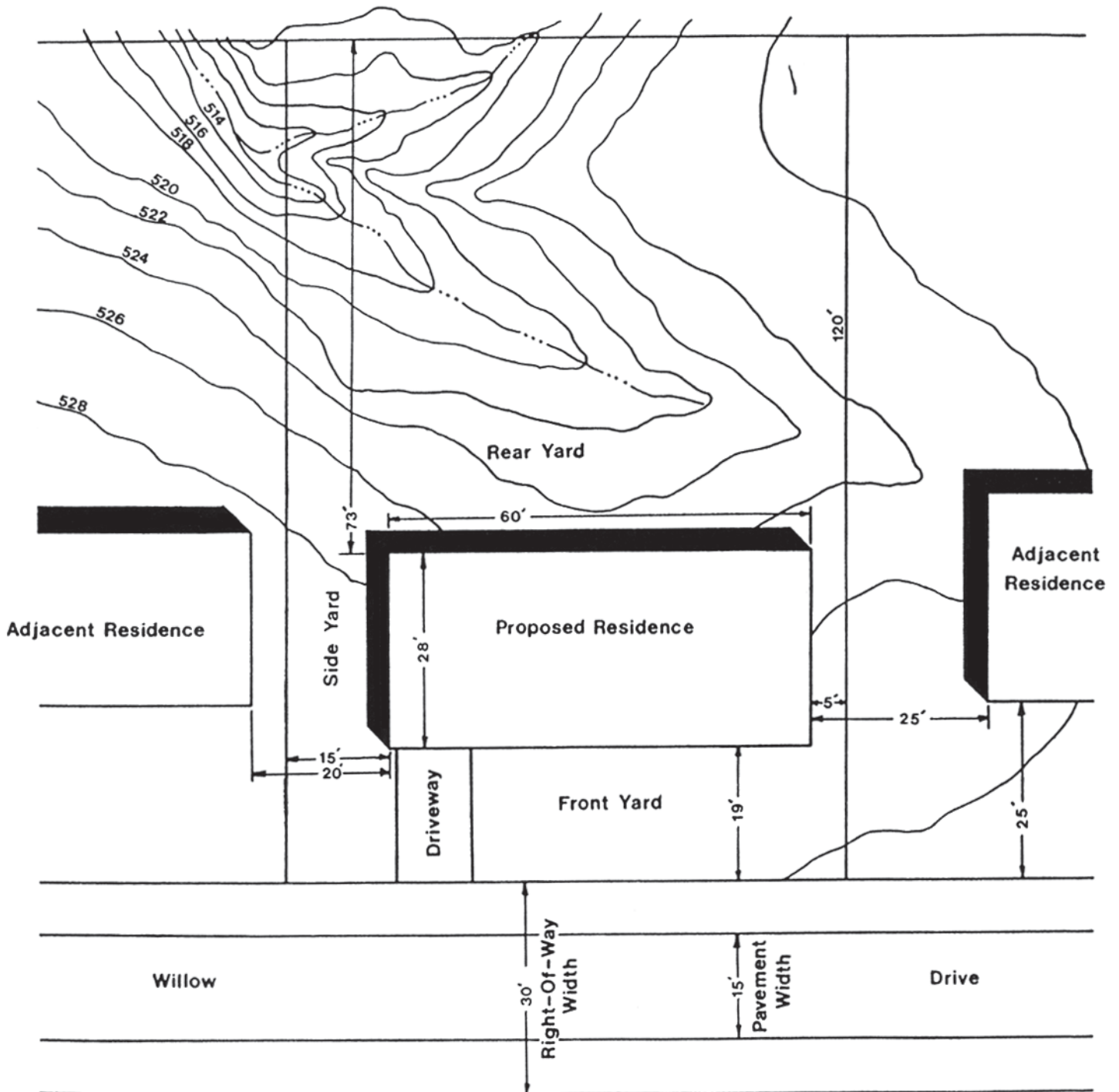
Date: \_\_\_\_\_, 20\_\_

Signature of Owner(s): \_\_\_\_\_  
\_\_\_\_\_

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## Sample Site Plan For Area-Bulk Variance (Topographical Constraint To Building Setback)



**Lot**  
Width: 80 ft.  
Depth: 120 ft.  
Area: 9,600 ft.

**Building**  
Length: 60 ft.  
Width: 28 ft.  
Floor Area: 1,680 sq. ft.

N  
Scale: 1" = 20'

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## SITE PLAN

A site plan must be attached or drawn on the attached graph paper at a scale large enough for clarity showing the following information:

- A. Location and dimensions of lot, buildings, driveways, and off-street parking spaces.
- B. Distance between: Building and front, side, and rear lot lines; Principal building and accessory buildings; Principal building and accessory buildings on adjacent lots.
- C. Location of signs, easements, underground utilities, septic tanks, tile fields, water wells, etc.
- D. Any additional information as may reasonably be required by the Zoning Administrator and applicable sections of the Zoning Code.

SCALE: 1" = \_\_\_\_\_

