Town of Braintree

Additional Information for a VARIANCE REQUEST

Permit Number

ZP26-

Applicant _____

Brief description of proposed work _____

PLEASE ANSWER THE FOLLOWING QUESTIONS AS COMPLETELY AS POSSIBLE

1. UNIQUENESS OF THE LOT/PROPERTY
   a. Does the property have any of the following (check all that apply):

   ☐ irregular lot shape ☐ narrow lot width ☐ shallow lot depth ☐ steep slopes

   ☐ brook or other waterbody ☐ rock/ledge outcrop ☐ other unique physical circumstances

   ☐ none of the above (skip to next section)

   b. Do other properties in your area have the same physical feature(s) indicated above? ☐ yes ☐ no

   c. How do the circumstances and/or conditions indicated in (a) above prevent you from carrying out the proposed work in compliance with the regulations? _____

   d. When did you purchase the property? _____

   e. At the time you purchased the property, were you aware of the circumstances and/or conditions indicated in item (a) above? _____

2. HARDSHIP
   a. What hardship would occur if you are unable to complete the work for which you have applied?

   b. Is the hardship due to the circumstances and/or conditions described in item 1(a) above? ☐ yes ☐ no

   If yes, describe. _____

3. REASONABLE USE
   a. Can your property be developed in conformance with the regulations? If not, why? ☐ yes ☐ no

   b. How is your property currently being used (i.e. single-family residence, farm, retail store, etc.)?

4. POTENTIAL AFFECT OF THE PROPOSED WORK **ZP26-**

a. What is the character of your area?

b. How is your proposed work compatible with the character of your area?

c. How will your proposed do any of the following?

Substantially or permanently impair the appropriate use or development on adjacent property?

Reduce acces to renewable energy resources (e.g. wind or solar power)?

Be a detriment to the public welfare?

d. How does the proposed work represent the minimum variance that will afford relief?

e. How does the proposed work represent the least deviation possible from the regulations?

APPELLANT MUST MEET ALL OF THE CRITERIA BELOW TO BE GRANTED THE VARIANCE (PER 24 VSA §4468)

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that unnecessary hardhip is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulations in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions, there is no possiblity that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
3. That the unnecessary harship has not been created by the appellant;
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from these regulations and the Town Plan.

ADDITTONAL COMMENTS (if any)