

ASHBY ZONING BOARD OF APPEALS

Applicant Information

Name: _____ Address: _____

Phone: _____

Email: _____

REQUEST FOR VARIANCE

Property Details

I, _____, the applicant who petitions the Board of Appeals for a variance from Section(s) Dimensional Setback of the Zoning By-law for the property located at:

Property Address: _____

Map/Parcel ID: _____

And asks that the Board make the following findings of fact in accordance with the provisions of law:

1. That the following circumstances relating to the soil conditions, shape or topography especially affect the land or structure(s) in question, but do not affect generally the zoning district in which the land or structure(s) are located:
2. That the literal enforcement of the provisions of the zoning By-law would involve substantial hardship, financial or otherwise, to the undersigned for the following reasons:
3. That relief may be granted without substantial detriment to the public good for the following reasons:

4. That relief may be granted without nullifying or substantially derogating from the intent of purposes of the zoning By-law for the following reasons:

5. The strict application of the provisions of the By-law would deprive the undersigned of reasonable use of the lot or structure in a manner equivalent to the use permitted to be made by other owners of their neighborhood lands or structures in the same district for the following reasons:

6. That the conditions and circumstances are not the result of the actions of the undersigned taken subsequent to the adoption of this By-law for the following reasons:

7. That relief if approved will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the same district for the following reasons:

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40a, SECTION 10 OF THE GENERAL LAWS AND IN SECTION 11.4 OF THE ASHBY ZONING BY-LAWS ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Date: _____

Respectfully submitted by:

Signature: _____

Attachments Checklist

- Certified Abutters List – obtained from the assessor’s office

- **Site Plan with Measurements** - shows plot line dimensions, the locations of septic system, well, all existing buildings, driveway, and proposed work
- **Owner Authorization and Deed**
- **Photos of Lot Conditions**