

The following paragraph sets forth reasons for which a Variance may be approved, please check the circumstances that apply to your request and briefly describe in the space provided.

A.) Grounds for approval of a Variance: A Variance may be granted at the discretion of the Community Development Board, for the following reasons.

1. Exceptional topographic conditions of or near the property.

2. Surrounding conditions or circumstances impacting the property disparately from nearby properties.

3. Exceptional circumstances preventing the reasonable use of the property as compared to other properties in the area.

4. Onerous effect of regulations enacted after platting or after development of the property or after construction of improvements upon the property.

5. Irregular shape of the property warranting special consideration.

6. Substandard size of a Lot or Record warranting a Variance in order to provide for the reasonable use of the property.

- OR -

B.) An inadvertent surveying error has resulted in placement of a building not more than four (4) inches outside of a required building setback line. In such cases, a letter of explanation shall be provided by the surveyor, which shall remain part of the building permit file.

A Variance, which involves the Development of Land, shall be transferable and shall run with the title to the Property.

ADDITIONAL COMMENTS: