



Town of North Berwick

Application for Setback Variance for Single Family Dwellings

Name of Applicant: _____ Telephone: _____

Mailing Address: _____

Name and Address of Property Owner: _____

Physical Address of Property: _____

Zoning District: _____ Map _____ Lot _____

A sketch plan of the property must accompany this application showing the dimensions and shape of the lot, the size and location of existing buildings and any natural topographic peculiarities of the lot in question.

1. **Nature of Variance** – Describe the nature of the variance you are requesting

2. **Justification for Variance** – In order for a variance to be granted, the applicant must demonstrate that the strict application of the terms of the ordinance would cause undue hardship. There are five criteria which must be met before the Zoning Board of Appeals can find that a hardship exists. Explain how your situation meets each of these criteria.
 - a. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

- b. The granting of the variance will not alter the essential character of the locality

- c. The hardship is not the result of action taken by the applicant or a prior owner.

- d. The granting of the variance will not substantially reduce or impair the use of abutting property.

- e. That the granting of a variance is based upon demonstrated need, not convenience and no other feasible alternative is available.

Any other comments you may wish to make: _____

I certify that the information contained in this application and its supplement is true and correct.

Date: _____

Applicant's Signature

Note to Applicant: This form and all supporting documentation should be returned to the Town Clerk with the application fee of \$100. Please be aware that additional charges for advertising and mailing costs will be due prior to the decision on your variance. You will be notified of the date of the hearing on your request as well as the remaining balance of the fee.