

Town of Nelson - Zoning Board of Appeals

# Application for an Area Variance

**To be completed by the applicant:**

Name of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Address of Applicant \_\_\_\_\_ Phone# \_\_\_\_\_

Owner (if different) \_\_\_\_\_

Location of Property (Street Address, including street number ) \_\_\_\_\_

(Please mark location of property on the Town Map included with this application.)

***The following must be completed by applicant in order for this application to be considered:***

Directions to Property (from Nelson Town Office) \_\_\_\_\_

Description [color(s)] of existing structures \_\_\_\_\_

**To be completed by the Zoning Enforcement Officer:**

Zone \_\_\_\_\_ Property Tax Map # \_\_\_\_\_

Section(s) of Zoning Law involved \_\_\_\_\_

Variance(s) requested \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Width of road:  33'     49.5'     66'     Other \_\_\_\_\_

**To be completed by the applicant:**

**1) What do you want to do?** (Example: "Build a garage", "Add an addition to my house", etc.)

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

**2) Why do you need an area variance?** (Example: "The garage will be only 18 feet from the side lot line, and 20 feet is required in this zone.")

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

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3) Do you believe the variance you are requesting is "substantial", in relation to the requirement(s) in the Zoning Law? (Yes or No) \_\_\_\_\_

Why or Why Not? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) If this variance were granted, would it produce any undesirable change in the character of the neighborhood, or would it create a detriment to nearby properties? (Yes or No) \_\_\_\_\_

Why or Why Not? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) Could your difficulty be overcome by any other practical solution, other than an area variance? (Yes or No) \_\_\_\_\_

Why or Why Not? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6) Is your need of a variance self-created? (Yes or No) \_\_\_\_\_

Why or Why Not? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7) Lot Coverage calculations. Please complete the following:

	Current	After Proposed Project
Impervious building coverage: (sq. feet)		
Other impervious coverage: (sq. feet)		
Lot size *: (sq. feet)		

(\* Note: 1 acre = 43,560 square feet)

8) Signature of Applicant \_\_\_\_\_