

Town of Washington Appeal Application / Variance

Appellant	
Name	_____
Company	_____
Mailing Address	_____
City / State / Zip	_____
Phone	_____

Property Owner	
Name	_____
Company	_____
Mailing Address	_____
City / State / Zip	_____
Phone	_____

Property Deed Recoeded in Knox County Registry of Deeds

Book _____ Page _____

911 address _____

Please check all ordinances that apply to Variance

Land Use Ordinance

Holding Tank Ordinance

Mining Ordinance

Mobile Home Park Ordinance

Subdivision Ordinance

Assessment Review

Variance Request

Describe generally the nature of the variance:

Required sketch plan of the property attached showing dimensions and shape of the lot, the size and locations of existing buildings or uses, the locations and dimensions of proposed buildings or alterations or uses, buffers and setbacks both existing and proposed, and any natural or topographic peculiarities of the lot in question

Justification of Variance

The Washington Board of Appeals may grant a variance from dimensional standards of lot area, lot coverage, frontage and setback requirements, when strict application of the dimensional standards would cause a practical difficulty and when all of the following conditions exist:

1. The need for a variance is due to unique circumstances of the property and not to the general conditions of the neighborhood; and
2. The granting of the variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties; and
3. The practical difficulty is not the result of action taken by the petitioner or a prior owner; and

4. No other feasible alternative is available to the petitioner; and
5. The granting of the variance will not unreasonably adversely affect the natural environment; and
6. The property is not located in whole or in part within the Washington Shoreland Zone.

“Practical Difficulty” means that the strict application of the Ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the land use district in which the property is located and results in significant economic injury to the petitioner.

Standards in Shoreland Areas

Prior to voting to grant a variance, the Board of Appeals shall review the application and find that the following standards have been met:

That a literal interpretation of the requirements of this Ordinance will impose an undue hardship on the property owner. The term “undue hardship” shall mean specifically that:

1. The land in question cannot yield a reasonable return unless a variance is granted; and
2. The need for the variance is due to unique circumstances of the property and not to the general conditions of the neighborhood; and
3. The hardship is not the result of action taken by the applicant or a prior owner.
4. That the granting of the variance will not alter the essential character of the locality.
5. Any variance granted by the Board of Appeals shall be the minimum variance from the terms of the Ordinance as will relieve the hardship pleaded.

Official Use

Date Received Fee Paid _____

Copies Distributed

- | | |
|---|---|
| <input type="checkbox"/> Town Clerk | <input type="checkbox"/> Planning Board Notified 10 days prior to
Public Hearing |
| <input type="checkbox"/> Appeals Bd secretary | |
| <input type="checkbox"/> Appeals Board | <input type="checkbox"/> Abuttessr Noiified |

Pre Application date _____

Public Hearing date _____

Appeals Board Decision

Decision Date _____

Appellant Signature _____ Date: _____