



CRITERIA FOR AN AREA VARIANCE

(To be completed by Applicant)

In order for a variance to be granted, the applicant must demonstrate to the Zoning Board of Appeals that the strict application of the terms of the **Zoning Ordinance of the Town of Bristol** would cause undue hardship. The below listed criteria must be met before the Zoning Board of Appeals can find that a hardship exists. Please explain how your situation meets each of these criteria, either in the space provided or on a separate sheet of paper.

1. Would an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties?  
 Yes  No Please explain. (Show that this property has unique characteristics, such as topography or wetlands)

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2. Could an alternate location be a feasible alternative to a variance?  Yes  No Please explain:

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3. Is the requested variance substantial?  Yes  No If yes, what percentage is being requested from requirements of zoning? Please explain:

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4. Does the variance have an adverse impact on the physical or environmental conditions in the neighborhood?  
 Yes  No Please explain:

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5. Is the alleged difficulty self-created?  Yes  No  
Applicant must demonstrate the need for an Area Variance is due to the nature of the property, not the action of owners.  
Please explain:

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