



Do I Qualify for a Variance?

What is a variance? A variance allows a property to be used in a manner forbidden by the zoning ordinance. There are two types of variances; **Area variances** provide an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback. **Use variances** permit a landowner to put a property to an otherwise prohibited use. Use variances are prohibited in shoreland zoning. In order to be granted a variance you must prove that you meet all three variance standards; 1) Unnecessary Hardship, 2) There are conditions unique to the property, 3) No harm to public interests. The Board of Appeals can only grant authorized variances listed in Town Ordinance 360-28(G).

