



APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

Name of Applicant(s): _____

Address: _____

Phone: _____ Email: _____

Owner: _____

Location of Property: _____ MBL#: _____

NOTE: Please be advised the application must be completed in full before it is deemed eligible for placement on the board's agenda. Your application will be reviewed by the Land Board Secretary or designee who will contact you about the application's completeness and the public hearing process. Additional information may be supplied on a separate sheet if the space provided is inadequate.

An Equitable Waiver of Dimensional Requirements is requested from Article _____ Section _____ of the zoning ordinance to permit:

1

Does the request involve a dimensional requirement, not a use restriction? _____ **YES** _____ **NO**

2

Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the town.

-OR-

Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser AND how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake.

3

Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area.

Explain how the cost of correction far outweighs any public benefit to be gained.

The following documents **MUST** accompany this application (check that each item has been included):

1. ☐ At a minimum, a plot plan on 8 1/2 x 11" paper and a building design plan on 8 1/2 x 11" paper. Generally, the plans do not have to be drawn by a professional draftsman; however, the Board reserves the right to require a professional plan in appropriate cases, such as where the dimensional requirements are relevant or at issue. The plans must be accurate, neat and legible and drawn to scale. Any reasonable scale may be employed.
2. The Plot Plan and Building Design Plan should indicate the following (check that each item has been met):
 - ☐ Dimensions of lot (acreage/road frontage) ☐ North arrow
 - ☐ Off-street parking areas ☐ Locations of structures on lot
 - ☐ Names of abutting streets ☐ Setbacks from lot boundaries and buildings
 - ☐ Approximate surface (footprint) of buildings at ground level
3. ☐ A copy of the State Waste Disposal Plan, if applicable.

Applicant's Signature _____ **Date** _____

If you are not the owner, provide authorization from the current owner to act on this application on their behalf. ☐ Not applicable

FOR OFFICE USE ONLY

☐ Property Card ☐ All Questions Answered ☐ Owner Authorization ☐ Abutter's List Attached

Public Hearing Date: _____ Fees Paid: _____ For the ZBA: _____