



TOWN OF HAMPDEN

CODE ENFORCEMENT OFFICE

Application for Dimensional Variance

Fee: \$100.00

A. General Information

1. Name of Applicant: _____
2. Mailing Address: _____
3. City or Town, State: _____
4. Telephone (Home): _____ (Work): _____ (Cell): _____
5. Name of Property Owner (if different from applicant): _____
6. Location of property for which variance is requested: _____
7. Zoning district in which property is located: _____
8. Tax map and lot of subject property: Map _____, Lot _____
9. Source of applicants legal interest in property: Deed, Purchase & Sale Agreement, Lease,
 Option Agreement, Other

B. Reasons/Supporting Information for Variance

1. The applicant proposes the following building, structure, use or activity on the subject property:

2. The applicant seeks a variance(s) from the following dimensional standard(s):
N/A Lot Area.
Ordinance Requirement: _____
Applicable Ordinance Section(s): _____
Requested Variance: _____

N/A Lot Coverage.
Ordinance Requirement: _____

Applicable Ordinance Section(s): _____

Requested Variance: _____

N/A Lot Frontage.

Ordinance Requirement: _____

Applicable Ordinance Section(s): _____

Requested Variance: _____

N/A Setback.

N/A Front.

Ordinance Requirement: _____

Applicable Ordinance Section(s): _____

Requested Variance: _____

N/A Rear.

Ordinance Requirement: _____

Applicable Ordinance Section(s): _____

Requested Variance: _____

N/A Side.

Ordinance Requirement: _____

Applicable Ordinance Section(s): _____

Requested Variance: _____

3. The lot is currently being used for the following:

_____.

4. The conditions and character of the neighborhood are:

_____.

Variance from Dimensional Standards: *(Article 6.2.2.2. of the Town of Hampden Zoning Ordinance)*

A dimensional variance may be granted to reduce the restrictions imposed by Zoning Ordinance provisions pertaining to lot area, lot coverage, and frontage requirements up to ten percent (10%) and setback requirements up to twenty-five percent (25%) only when strict application of the Ordinance to the petitioner and the petitioner's property would cause a practical difficulty.

As used in this provision, "practical difficulty" means that the strict application of the Zoning Ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.

C. Please explain why you believe that the subject property meets each of the following criteria for this type of variance:

1. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood:

2. The granting of a 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:

3. The practical difficulty is not the result of action taken by the petitioner or a prior owner:

4. No other feasible alternative to a variance is available to the petitioner:

5. The granting of a variance will not unreasonably adversely affect the natural environment:

6. The property is not located in whole or in part within shoreland areas as described in Title 38, § 435:

D. Additional Information

In addition to the information provided above, please submit a sketch plan of the property showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings, additions and alterations, the locations of roads and driveways, the location of any water body adjacent to the property, and any natural and topographic peculiarities of the lot in question.

E. Signature of Applicant

I certify that the information contained in this application and its supplement is true and correct.

Signature of Applicant: _____ Date: _____

(Print Name)