

Zoning District: _____

Lot Size: _____

Present Use: _____

Proposed Use: _____

The Zoning Hearing Board may grant a variance provided the following findings are made where relevant in a given case:

- (1). That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located;
- (2). That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- (3). That such unnecessary hardship has not been created by the appellant (s);
- (4). That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
- (5). That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modifications possible of the regulation at issue.

In granting any variance, the Board may attach such reasonable conditions as it may deem necessary.