

Area Variance Criteria

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance
- 2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance
- 3) Whether the requested variance is substantial
- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district
- 5) Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area