

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART I APPLICANT INFORMATION

Page 1 of 6

Name(s): _____

Address: _____

Telephone #: _____

PART II OWNER INFORMATION

Name(s): _____

Address: _____

Telephone #: _____

PART III PROPERTY INFORMATION

Address or lot # of property for which
use variance is requested: _____

Area: _____ Frontage: _____ Zoning District: _____

Is the deed for this property recorded: YES NO

If YES, Date: _____ Book #: _____ Page #: _____

Present use of property: _____

PART IV DESCRIPTION OF REQUEST

a) Section of the Zoning Bylaw under which a use variance is requested:

Article: _____ Section #: _____

b) Why is a variance needed?

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART IV DESCRIPTION OF REQUEST (continued)

Page 2 of 6

c) Why does the applicant believe that the proposed use or building would be in harmony with the general purpose and intent of the Bylaw?

d) Why does the applicant believe that the proposed use would be located in an appropriate location, would not be detrimental to the neighborhood, and would not significantly alter the character of the zoning district?

e) why does the applicant believe that adequate and appropriate facilities will be provided for the proper operation of the proposed use?

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART IV DESCRIPTION OF REQUEST (continued)

Page 3 of 6

f) Why does the applicant believe that the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual nuisances?

g) Why does the applicant believe that the proposed use would not cause undue traffic congestion in the immediate area?

h) What are the special conditions relating to the soil condition, shape or topography of the land or structures for which the variance is requested, which especially affect the land or structures but do not affect generally the zoning district in which it is located?

i) Why does the applicant believe that the use variance requested may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw?

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART IV DESCRIPTION OF REQUEST (continued)

Page 4 of 6

j) What is the substantial hardship, financial or otherwise, to you, which would result from a literal enforcement of the provisions of the Zoning Bylaw?

k) Has the time limit of a previously granted use variance expired? YES NO

l) Before January 1, 1978, did a use of the same general classification as that requested exist on lots adjoining the lot in question on both sides, or, if the lot in question is a corner, on both sides and the rear? YES NO

description: _____

m) Does a lawful use of such nuisance characteristics as to render unreasonable any conforming use of the lot in question exist on an adjoining lot? YES NO

description: _____

n) Does the lot in question have a lawful structure or structures in good repair and of appearance compatible with its vicinity which can reasonably be maintained as a visual and taxable asset only if some nonconformity of use is permitted? YES NO

description: _____

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART IV DESCRIPTION OF REQUEST (continued)

Page 5 of 6

o) If you answered YES to questions l) or m),

Is the use nonconformity on the lot in question no farther from such prior adjoining conditions as the width of the lot or 100 feet, whichever is less? YES NO

Will the use nonconformity be terminated within one year of the time when the adjoining conditions have been terminated? YES NO

p) Is the extent of the use nonconformity with respect to floor space, bulk, number of occupants or other relevant measure no greater than the minimum necessary to provide relief from the statutory hardship? YES NO

Reason: _____

q) Is the operation of the use nonconformity with regard to hours, noise, level of activity or other relevant ways so restricted as to assure compatibility with conforming uses in the vicinity? YES NO

Reason: _____

r) Have any Variances and/or Special permits previously been requested? YES NO

If YES, Case Number(s) Applicant Approved Denied

PART V REQUIRED ATTACHMENTS

- a plot plan showing the location, size, and position of the property, building(s) and parking area(s), including all dimensions and setback distances from property lines, public ways and structures on adjoining property.
- \$100.00 Filing Fee (payable to the Town of Sudbury)
- \$25.00 Advertising fee (payable to the Town of Sudbury)

ZONING BOARD OF APPEALS
SUDBURY, MASSACHUSETTS

APPLICATION FOR USE VARIANCE

PART VI SIGNATURE

Page 6 of 6

I certify that all of the above are true to the best of my knowledge.

Date _____

Date _____