



Town of St. Albans
Office of the Development Review Board
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VARIANCE REVIEW

Applicant Name

& Mailing Address: _____

Address of

Property to be

Developed:

Parcel ID #

Description of proposed variance:

Please respond to the following 5 criteria:

- 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 this Bylaw 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 Bylaws and Subdivision Regulations 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.**

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.

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the Zoning Bylaws and Subdivision Regulations.

For structures that are primarily a renewable energy resource please also respond to the following:

6. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the bylaws.
