



Town of South Hadley

BOARD OF APPEALS

TOWN HALL - ROOM 204
SOUTH HADLEY, MA 01075

Application for Variance

Petitioner

Name: _____

Address: _____

Phone Number: _____

.....
Is this petition an appeal to a denial by the Building Commissioner?

_____ Yes _____ No

.....
If the petitioner and owner are not the same person, the following section must be completed:

Owner: Name: _____

Address: _____

Phone Number: _____

The owner hereby appoints _____ to act as agent for purposes of submitting and processing this petition for a variance.

Date: _____ Owner's signature: _____



Title to the Property

The owner's title to the land that is the subject matter of this petition is derived from the deed/will/other of _____' dated _____, and recorded in the Hampshire Registry of Deeds, Volume _____, Page _____ Or as Land Court Certificate of Title No. _____, Registered in _____ District, Volume _____, page _____.

Assessor's Records

The land shown on the plan is located on Map _____, Lot _____ of the Assessor's records and has an address of _____.

The land is located in the _____ zoning district.



The Plan

Title of Plan: _____

Drawn by: _____

P.E., surveyor, or Landscape Architect's Massachusetts registration #: _____

Date of Plan: _____

Requirements for Plans:

1. Maximum scale of 1"=40' or 1:500 units

2. The plans must include the following:
 - a. a north arrow
 - b. names of existing and proposed streets
 - c. indication of zoning district boundaries if property is located in more than one district
 - d. names and addresses of abutters
 - e. property lines and location of buildings on abutting properties and properties across any street or way
 - f. dimensions of the subject property and verified distances from buildings, structures, and uses on abutting properties.
 - g. location of all existing and proposed uses, structures, and buildings on the subject property, principal or accessory.
 - h. location of all existing and proposed entrances, exits, drive-ways, parking, and loading
 - i. existing and proposed contour lines and spot grades
 - j. location on the plan of all signs proposed for the property
 - k. location of sewer, water lines, and other utilities on the subject property
 - l. location of all significant natural features including trees and other vegetation.
 - m. any identified wetlands
 - n. setback, side yard, and rear yard dimensions clearly set forth
 - o. existing features shown in black; all proposals delineated to stand out
 - p. drainage calculations, if applicable

The Building Commissioner may waive any of the above requirements as he/she deems necessary or appropriate in particular cases.

When making a formal application for a variance from the Town of South Hadley Zoning Bylaws, the applicant should be aware of the statutory requirements that must all be met before the Zoning Board of Appeals may act favorably upon the request. Completing this section is entirely optional.

1. The land or structure that is the subject of the variance is impacted by one of the following peculiar (not generally found in the zoning district) conditions:

Soil conditions

Shape (oddly shaped; but not simply undersized in frontage or area)

Topography

2. The land or structure is especially (uniquely) affected by this peculiar condition(s).

3. Due to this peculiar condition(s) of the land or structure, the petitioner would suffer a substantial, hardship, financial or otherwise, if the zoning by-laws are enforced. The hardship must relate to the soil, shape, or topography of the land.

4. The variance requested may be granted without substantial detriment to the public good.

5. The variance requested may be granted without nullifying or substantially derogating from the intent or purpose of the zoning by-law.

6. The owner cannot make reasonable use of the property under the existing zoning by-laws.

Signature of petitioner: _____

Date: _____

Date Received by Town Clerk: _____

Signature of Town Clerk: _____

Filing Fee Paid: _____

References:

1. *Variations and Special Permits*, John Whitten, Esq., and Mark Bobrowski, Esq., July 1999, for the Citizen Planner Training Collaborative.

2. *The Zoning Guidebook 2004*, Carol Rolf, Esq., for the Massachusetts Federation of Planning and Appeals.