SECTION 90 - VARIANCES

90.1 INTENT

As provided in Section 8-6 of the Connecticut General Statutes, the **Zoning Board of Appeals** may vary the strict enforcement of these Regulations whenever particular hardship is established. This power shall be used in only those circumstances wherein practical difficulty has made these regulations almost impossible and/or renders the property unusable. Land Use Variances are specifically prohibited.

90.2 PROCEDURE

Any person or property owner who feels that they are aggrieved by the strict application of these Regulations may petition the **Zoning Board of Appeals** upon written application form provided for such purposes from the Office of Planning and Development. Such petition shall set forth with specificity the exact section of these Regulations which imposes the practical difficulty, the nature of the hardship and the basis for the peculiar hardship as it relates to the applicant's property.

90.3 REQUIRED FINDINGS

When it is alleged that there are practical difficulties or unnecessary hardship, the Board may grant a variance in the strict application of the provisions of these regulations provided it makes the following findings:

- 90.3.1 There exist special circumstances which result in difficulty or unnecessary hardship.
- 90.3.2 That said special circumstances peculiarly pertain to the property under appeal and the variance petition would be in harmony with the general purpose of the zoning regulations.
- 90.3.3 That failure to grant a variance would deprive the owner of the property any reasonable use thereof.