

B. VARIANCE REQUEST

This application is made under the provisions of Section 205-47 of the Town of Westminster Zoning By-laws, in conformance with Section 10 of Chapter 40A of the Massachusetts General Laws (the Zoning Enabling Act), relating to variances from the provisions of the zoning by-law.

If you wish the variance from Section 205.5 and/or Section 205-26 of the Zoning By-laws (the land space requirements – the variance being sought for an undersized lot) please attach to this application a surveyor's plan of the parcel of land, which includes an exact measurement of the square footage within the boundaries, along with the written refusal of the Planning Board to endorse the plan because of the size of the lot.

If you wish the variance for a proposed non-conforming use, please attach to this application, a letter from the Building Commissioner/Board of Selectmen, that the use you are contemplating is non-conforming with the zoning district in which the property lies.

If you wish the variance from any section of the Zoning By-laws regulating to the size, height, existence, position on a parcel of land and/or land coverage of any building or structure, attach to this application the plans for such building or structure along with the written refusal of the Building Commissioner/Board of Selectmen to issue a building permit because of a failure to meet the requirements of the Zoning By-law.

B.1 Specify the section of the Zoning By-laws from which you wish the variance.

B.2 What are the special conditions relating to soil shape or topography affecting the land or building involved within this application which do not affect generally the zoning district in which such land or building is located.

B.3 If the variance were not given, how would the conditions specified in B.2 involve a substantial hardship, financial or otherwise to the applicant(s).

B.4 If the variance were given, how would it affect the intent and purpose of the Zoning By-law; would it promote the general welfare of the town or would it be detrimental to the welfare of the community or neighborhood by reason of noise, traffic, pollution or demand on community facilities or services.