



3. The hardship has not been created by the applicant.

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4. If granted, the variance 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.

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5. If granted, the variance will represent the minimum variance that will afford relief and will represent the least modification possible of the Zoning Regulations and Master Plan.

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