

SUPPORT STATEMENT

WAIVER TO SETBACKS

In accordance with the Town Zoning Regulations, the Town Development Review Board must make affirmative findings of certain criteria before the Board can approve a waiver to setbacks. In all districts, waivers of up to 50% of the setback may be granted using the Conditional Use Approval process, if the following criteria are met:

CRITERIA 1

That the proposed development is compatible in scale and design of structures and overall existing development pattern of the surrounding area:

CRITERIA 2

That the proposed development shall not infringe on potential solar gain or vistas of abutting neighbors:

CRITERIA 3

That the proposed development shall not impinge sight distances on public and private roads:

CRITERIA 4

That a waiver, if granted, is the minimum necessary to achieve the stated purpose of this section:

CRITERIA 5

That the proposed development resolves a practical difficulty and avoids undue hardship in developing the property within the required setbacks:

CRITERIA 6

That the hardship was not created by the applicant during their ownership:
