

VARIANCES



Purpose

The Zoning Board of Appeals (ZBA) hears and decides petitions for variances under the Zoning Bylaw for land and / or structures which do not meet the requirements of the Zoning Bylaw. A dimensional variance applies to zoning requirements such as lot area, lot frontage, building height and property line setbacks. A use variance applies to a land use which is prohibited by the Zoning Bylaw. Use variances are only applicable in non-residential zoning districts.

Criteria for Approval

In order to grant a variance, the Zoning Board of Appeals must make all three of the following findings required by the State Zoning Act.

- A literal enforcement of the Zoning Bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant;
- The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures but not affecting generally the zoning district in which it is located;
- Desirable relief may be granted without either substantial detriment to the public good or without nullifying or substantially derogating from the intent or purpose of the Greenfield Zoning Bylaw.

Review Process

Applications shall be determined complete by Office of Code Administration prior to submitting to the Town Clerk for certification and then forwarded to the ZBA. Variances require a public hearing within 65 days of receipt, and the decision to be filed with the Town Clerk.

Contact:

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VARIANCE PROCESS

Zoning Board of Appeals

