



## Standards for BZA Variances

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1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if a strict letter of regulations were not carried out.

2. The conditions upon which the petition for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.

3. The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the property.

4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property value within the neighborhood.

6. The variance will not serve as a precedent which, in effect, will rewrite a provision of this ordinance.