



TOWN OF MILLVILLE

36404 Club House Road, Millville, DE 19967

TEL (302) 539-0449 FAX (302) 539-0879

www.millville.delaware.gov

STANDARDS FOR GRANTING VARIANCES

1. Uniqueness

a. Unique physical circumstances or conditions (such as irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions, peculiar to the property).

b. That unnecessary hardship or exceptional practical difficulty is due to such unique conditions, and not to general circumstances or conditions and cannot be developed in strict conformity.

2. Cannot otherwise be developed

a. There is no possibility the property can be developed in strict conformity with the zoning ordinance.

b. That the variance is necessary to enable reasonable use of the property.

3. Not created by the applicant

a. The unnecessary hardship or exceptional practical difficulty cannot have been created by the applicant.

4. Will not alter the essential character of the neighborhood

a. The variance will not alter the essential character of the neighborhood.

b. The variance will not substantially or permanently impair the appropriate use of development of adjacent property.

c. The variance will not be detrimental to the public welfare.

5. Minimum variance

a. The variance is the minimum that will afford relief.

b. The variance will represent the least modification possible of the regulation in issue.

BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF

In order for the Board of Adjustment to grant a variance, the Applicant **must** be prepared to answer the following questions and address the following factors:

VARIANCES

1. **Uniqueness**

a. Do you have a unique circumstance or condition, such as, irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical condition peculiar to the property? If so, please explain:

b. Is there an exceptional practical difficulty due to such unique condition (and not related to general circumstances or conditions)? If yes, please explain:

2. **Possibility of Development**

a. Can the property be developed in strict conformity with the zoning ordinance without a variance? If not, please explain.