

**BRIDGEWATER ZONING BOARD OF APPEALS
TOWN OF BRIDGEWATER, CONNECTICUT
BRIDGEWATER TOWN HALL, 44 MAIN STREET SOUTH, P.O. BOX 216,
BRIDGEWATER, CT. 06752**

Helpful Information for Variance Applications

1. WHAT IS A VARIANCE: A variance is an exception granted by the Zoning Board of Appeals (ZBA) from the terms and standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance **MUST** still be in harmony with the general intent of the Town's Comprehensive Plan of Development and not contrary to public welfare.
2. The granting of a variance is a fine balance between attempting to maintain the Town's Comprehensive Plan of Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. Variances are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that a proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted variance in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to making an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional Land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a residential or commercial property variance are received in the Land Use Office located upstairs in the Bridgewater Town Hall, 44 Main Street South. The office is open Monday & Wednesday, 9:00 A.M. to 1:00 P.M. Telephone (860) 355-4467.
7. Please TYPE or PRINT clearly all materials and application forms.
8. The deadline for the receipt of a completed application is the **FIRST (1)** of each month for eligibility for a **PUBLIC HEARING** that month. Only a **COMPLETE** application will be accepted.
9. The ZBA has scheduled meetings on the fourth Tuesday of each month. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the Land Use Office.
10. Much of the required information may be found by researching the land records in the Town Clerk's Office and the Assessor's Office.