

# CHICOPEE ZONING BOARD OF APPEALS

## Variance Application

City Hall Annex - 274 Front Street - Chicopee, MA 01013

Tel: (413) 594-1517 Fax: (413) 594-1514

[www.chicopeema.gov](http://www.chicopeema.gov)

Case # \_\_\_\_\_

(Office Use Only)

Application Date: \_\_\_\_\_

(Complete all items that apply)

Request: Variance from Section 275-\_\_\_\_\_ of the Zoning Ordinance for the following:

- **FRONTAGE** requirements of \_\_\_\_\_ to \_\_\_\_\_
- **AREA** requirements of \_\_\_\_\_ to \_\_\_\_\_
- **DEPTH** requirements of \_\_\_\_\_ to \_\_\_\_\_
- **SIDE YARD** requirements of \_\_\_\_\_ to \_\_\_\_\_
- **REAR YARD** requirements of \_\_\_\_\_ to \_\_\_\_\_
- **SETBACK** requirements of \_\_\_\_\_ to \_\_\_\_\_
- \_\_\_\_\_ requirements of \_\_\_\_\_ to \_\_\_\_\_

*Other*

(Complete all items)

Location of Property: \_\_\_\_\_

(Attach copy of Assessor's Map - Outline property in red)

Proposed Use: \_\_\_\_\_

Zoning: \_\_\_\_\_

Deed Information: Book \_\_\_\_\_ Page \_\_\_\_\_ Dated \_\_\_\_\_

Assessor Parcel ID: Assessors Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

### APPLICANT INFORMATION

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Signature of Applicant

### PROPERTY OWNER INFORMATION

(if different than applicant)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Signature of Owner (if different than applicant)

**ANSWER ALL QUESTIONS ON FOLLOWING PAGE -  
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

**From Massachusetts General Laws (MGL) Chapter 40A, Section 10:** The Zoning Board of Appeals may grant a variance from a zoning ordinance if the Board finds that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance....”

**From Chicopee City Code, Chapter 275-8D(b):** “The Zoning Board of Appeals for the City of Chicopee further defines hardship to include lot size, frontage and side, rear and front setback requirements for cases which, in the opinion of the Board of Appeals, result in a lot which is not in conformance with the neighborhood in which it is located if the variance from zoning requirements is not granted. “

**From Chicopee City Code, Chapter 275-1:** “The purpose of this chapter is to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of the land; to avoid an undue concentration of population; to meet the housing needs of the people of Chicopee; to facilitate the adequate provision of transportation, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to preserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate uses in land throughout the City....”

**Explain how your proposal meets the following conditions:**

1. How are the special conditions affecting the land which cause a hardship related to soil conditions, shape or topography of the land, or existing structures? *(Refer to MGL Chapter.40A, Section 10 cited above)*

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2. Is the land in a neighborhood where smaller lots and/or lesser setbacks is a predominate pattern of development? If so, explain how that pertains to your request. *(Refer to Chicopee City Code, Chapter 274-8D(b) cited above)*

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3. How can such a variance be granted without deviating from the intent or purpose of the zoning ordinance and without substantial detriment to the public good? *(Refer to Chicopee City Code Chapter 275-1 cited above)*

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4. Does such a variance authorize the use of the activity which is not otherwise permitted in the district in which that land or structure is located?

\_\_\_\_\_ Yes

\_\_\_\_\_ No