



City of Rochester, NY

**AREA VARIANCE  
STATEMENT OF DIFFICULTY  
Section 120-195B(4)(b)**

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

**A. Benefits.** The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

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**B. Essential character of the area.** No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

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**C. No other remedy.** There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

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D. **Significance.** The requested variance is not substantial.

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E. **Physical and environmental conditions.** The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

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F. **Not self created.** The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

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