



TOWN OF ROXBURY, CONNECTICUT Zoning Board of Appeals

ROLE OF THE ZONING BOARD OF APPEALS

The powers and duties of the Zoning Board of Appeals are set forth in the Connecticut General Statutes as follows:

1. To hear, consider and decide appeals from the decisions of the Zoning Enforcement Officer.
2. To hear, consider and decide upon applications for requests of variances to the Zoning Regulations at a Public Hearing. The power to grant a variance allows the Zoning Board of Appeals to permit something to be done which violates the zoning regulations. A variance provides relief from the general zoning rules for individual parcels of land for particular purposes. **The standard employed by the Zoning Board of Appeals for granting variances is that of "unusual hardship." To constitute "unusual hardship" the hardship must be unique. The hardship must be different in kind from that generally affecting properties in the same zoning district. Economic hardship such as financial loss is not a proper basis for granting a variance. Self-created hardship is not sufficient grounds for granting a variance.**

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