

Town of Dunkirk

AREA VARIANCE APPLICATION

APPLICANT: _____

Address _____

City _____

Phone _____ Cell _____

Property Location _____

Requirement for which area variance is being requested

Applicable Section of Town Zoning Code

FACTORS CONSIDERED:

1. Whether undesirable change would be produced in the character of the

Neighborhood or a detriment to nearby properties YES _____

NO _____

REASONS _____

2. Whether benefit sought by the applicant can be achieved by a feasible
alternative

YES _____

NO _____

REASONS _____

3. Whether the variance requested is substantial YES _____

NO _____

REASONS _____

4. Would the variance have an adverse impact on the physical or
environmental conditions in the neighborhood YES _____

NO _____

REASONS _____

5. Whether the alleged difficulty was self-created YES _____
NO _____

REASONS _____

Applicants' Signature _____ Date _____

Conditions

No variance under the above provisions shall be authorized by the ZBA unless it finds that such variance:

- 1 Will be in harmony with the general purposes and intent of this law, taking into account the location, and size of use, the nature and intensity of the operation involved in and the size of the site in respect to streets giving access;
- 2 Will not tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures to protect adjacent properties
- 3 Will not create a hazard to health, safety, or general welfare of the people of the Town of Dunkirk
- 4 Will not alter the essential character of the neighborhood
- 5 Is the minimum to afford relief

Determination of the ZBA based on the above factors

The ZBA after taking into consideration the 5 factors above, find that;

_____ The benefit to the applicant DOES NOT outweigh the detriment to the neighborhood or community

_____ The benefit to the applicant DOES outweigh the detriment to the neighborhood or community

REASONS

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize the

adverse impacts upon the neighborhood or community, for the reasons following:

Adverse impact to be minimized

Zoning Chairperson Signature _____