

TOWN OF LOUISVILLE

Area Variance Application

Application Number: _____

To the Zoning Board of Appeals:

I (we) _____ of _____
(Name of Applicant) (Street Address)

(Town) (State) (Zip Code) (Telephone)

Do hereby:

1. Make application for an Area Variance to the Zoning Board of Appeals for the following reason(s): _____

OR,

2. Appeal to the Zoning Board of Appeals from the decision of the Building Inspector on application for building permit number _____ dated _____ whereby the Building Inspector did:

☐ Deny A Building Permit because needs a variance.

Provision(s) of the Zoning Code Being Appealed

Article(s)-Section(s)-Paragraph(s): _____

Fees

\$75 - Checks can be made out to St. Lawrence County Planning Office.

10/2010

Property Identification

Location of Property: _____

Tax Account No.: _____

Zoning of the Property: _____

Use of the Property: _____

Statement of Ownership and Interest

1. The applicant(s) _____
(is/are) the owner(s) of the property for which the variance(s) (is/are) sought,

OR,

2. The applicant's appeal concerns the property owned by _____
Said owner has consented to the variance request in writing. Said consent is attached hereto.

Area Variance

An area variance shall mean the authorization by the Zoning Board of Appeals for the use of the land in a manner, which is not allowed by the dimensional or physical requirements of the applicable zoning regulation.

(Initials)

The Zoning Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community.

(Initials)

10/2010 (2)

PLEASE ADDRESS ITEMS 1 THROUGH 5 BELOW AND SUBMIT WITH YOUR APPLICATION TO
THE BOARD OF APPEALS. (Use additional pages if necessary)

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The statute provides that in balancing the interests of the applicant and those of the neighborhood or community, the Zoning Board of Appeals must consider the following five (5) factors:

1. Whether an 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 area variance: yes/no Explain: _____

2. Whether the benefit sought by the applicant can be achieved by some feasible method other than an area variance: yes/no Explain: _____

3. Whether the requested area variance is substantial: yes/no Explain: _____

4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood district: yes/no Explain: _____

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance. Yes/no Explain: _____

(DATE)

(SIGNATURE OF APPLICANT(S))

STANDARD BOARD APPLICATION
(To be filed with the Town Clerk)

1A. Application of:

Phone No: _____

1B. As legal agent of:

Phone No: _____

2. Concerning Property located at _____

3. Tax Parcel # _____

4. Requesting:

☐ Planning Board Approval of a site plan for: _____

☐ Planning Board approval for a special use for: _____

☐ Town Board Approval of a special use as an Exceptional Development for: _____

☐ Board of Appeals approval for: _____

5. Section 809 disclosure: ☐ attached ☐ no municipal officer or employee of the Town has an interest in this application.

6. I hereby certify that all of the above information is true and accurate to the best of my knowledge.

(signature of applicant)

FOR OFFICE USE ONLY

Verification: ☐ Owner of Record ☐ legal agent by _____
☐ Tax map # _____

Request by: ☐ Permit denial form ☐ DPA advisement ☐ other

Application: ☐ Form completed ☐ fee paid _____
(date) (receipt #)

Referrals: ☐ EAC/CAF attached ☐ not required ☐ site plans/plot plans

☐ County required _____
(date sent) (date returned) ☐ not required

BoardAction: _____

EAF/CAF—INSTRUCTIONS

- (a) The short Environmental Assessment Form (short EAF) below must be completed for all applications involving "Unlisted Actions" pursuant to SEQRA.
- (b) A full Environmental Assessment Form (EAF), which may be obtained from the Town Clerk, must be completed for all applications involving "Type I Actions" and those actions for which any of the answers to questions in the short EAF are Yes.
- (c) NO EAF is required for "Type II Actions".
- (d) The Coastal Assessment Form (CAF) on the reverse side must be completed for all applications involving property in the Waterfront Area, except those classified as "Type II", "Exempt", or "Excluded".

ENVIRONMENTAL ASSESSMENT (SHORT EAF)

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ___ Yes ___ No
2. Will there be a major change to any unique or unusual land form found on the site? ___ Yes ___ No
3. Will project alter or have a large effect on existing body of water? ___ Yes ___ No
4. Will project have a potentially large impact on groundwater quality? ___ Yes ___ No
5. Will project significantly effect drainage flow on adjacent sites? ___ Yes ___ No
6. Will project affect any threatened or endangered plant or animal species? ___ Yes ___ No
7. Will project result in a major adverse effect on air quality? ___ Yes ___ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? ___ Yes ___ No
9. Will project adversely impact any site or structure of historic, prehistoric or pale ontological importance or any site designated as a critical environmental area by a local agency? ___ Yes ___ No
10. Will project have a major effect on existing or future recreational opportunities? ___ Yes ___ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ___ Yes ___ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? ___ Yes ___ No
13. Will project have any impact on public health or safety? ___ Yes ___ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? ___ Yes ___ No
15. Is there public controversy concerning the project? ___ Yes ___ No