



CITY OF GLEN COVE
APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

1. Applicant hereby appeals to the City of Glen Cove Zoning Board of Appeals from the decision of the Building Department Director in denying a building permit for:

2. Applicant's Name, Address and phone number are:

3. If the Applicant is NOT the owner of record, the Applicant is (circle one):

- a. contract vendee (attached copy of contract)
OR
- b. the tenant (attach copy of lease)
OR
- c. prospective tenant (attach copy of conditional
lease or binding letter of intent)

4. The address of the property which is the subject of this Application is:

Nassau County Land & Tax Map designation is:

Section: _____ Block: _____ Lot: _____

City of Glen Cove Zoning District is: _____

5. Applicant became the owner of the subject property on _____

by deed dated _____ recorded in Liber _____ Page _____

6. State whether the subject premises is located within 500 feet of the boundary line of any Village or Town, of any County or State Park, of any County or State parkway, thruway, expressway, road or highway, of any County stream or drainage channel, of any County or State owned land on which a public building or institution is situated, or of any farm operation located in an agricultural district.

Yes _____ No _____

7. The Petitioner requests the following relief from the Board of Appeals:

8. The Applicant seeks variance(s) from [or challenges interpretation of] the following section(s) of the Zoning Chapter 280 :

9. a. State how the granting of the relief requested will benefit the applicant and why it is necessary.

- b. State why the requested variance(s) will not cause an undesirable change in the character of the neighborhood or a detriment to nearby properties if the application is granted.

c. State why the benefit sought cannot be achieved by some method feasible for the Applicant to pursue other than an area variance.

d. Describe the difference between the proposed dimensions and the Code requirement for each variance.

e. Explain why the requested relief will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

10. Has the subject premises been the subject of prior applications for variances, special use permits and/or subdivisions?

Yes _____ No _____

If 'Yes', please describe and provide written decisions, if any, on those prior applications.

11. State the names and phone numbers of any of the following licensed professionals who may appear at the public hearing representing the Applicant:

a. Attorney: _____

b. Architect: _____

c. Engineer: (P.E.): _____

d. Certified Planner: _____

12. If the Applicant is a corporation, the Petitioner has adopted a resolution (copy attached) authorizing the following corporate officer to act on its behalf:

_____	_____
Name	Title

13. The approximate dimensions in linear feet of the subject premises (lot) are as follows:

a. Width: _____

b. Depth: _____

c. Size of lot (in acres): _____

14. Are there current violations and/or criminal charges which relate to this Application pending against the subject premises and/or the Applicant?

Yes _____ No _____

If 'Yes', please describe.

15. Does the Applicant seek to legalize a use of land and/or structures and buildings which already exist?

Yes _____ No _____

16. The Applicant represents that Applicant has received a copy of the Board's Rules of Procedure and acknowledges that Applicant has complied with said Rules in all respects as the same apply to this Application.

I HAVE READ THE FOREGOING APPLICATION AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN IS PUNISHABLE AS A CLASS 'A' MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW.

Applicant's Signature

Date: _____