

TOWN OF RICHFIELD
AREA VARIANCE APPLICATION

NOTICE TO APPLICANTS: THE ZONING BOARD OF APPEALS WILL NOT HEAR YOUR APPEAL UNLESS YOU HAVE ANSWERED ALL THE QUESTIONS IN THE APPLICATION AND PROVIDED THE DOCUMENTS REQUESTED.

In accordance with Section 267-b of the New York State Town Law, to grant an area variance, the Zoning Board of Appeals (ZBA) must consider the benefit of the variance to you as weighed against the detriment to the health, safety and welfare of your neighborhood or the community. In making this determination, the ZBA must consider five additional questions related to the issues in B1 through B5 below. The ZBA will review the information and documents you provide with this application and other evidence you and/or others present at a hearing to be held by the Board and make its determination.

If an area variance is granted, a ZBA may only grant the minimum variance that it shall deem necessary and adequate while at the same time preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

The ZBA may impose reasonable conditions and restrictions on the variance.

Property Location _____

Legal description of the property:

Tax map number _____

Book and Page of deed as filed with the county: _____

OWNER/REPRESENTATIVE: _____

Date, name, and number of the deciding order, requirement, decision, or determination being appealed and the provisions of the zoning law involved:

Please list all documents you are submitting with this application. The Zoning Board of Appeals may require additional drawings or information.

1. Survey or drawing (required).
2. Map showing the property and all adjacent and adjoining properties (required).
3. _____
4. _____

Ensure that the property survey or drawing shows your proposed modification as well as existing conditions (accurate measurements are important).

Any additional pictures/diagrams/etc. that you can provide will be helpful. These may be submitted with this Application and/or brought to the hearing.

A1. Describe the variance you want _____

A2. Describe the benefit of this variance to you _____

A3. Describe any benefit to others _____

B1. Describe any undesirable changes in the character of your neighborhood and/or any detriment to nearby properties that will be created by the granting of the requested area variance.

B2. Describe all feasible methods you could pursue, other than an area variance, to achieve your purpose.

B3. Describe whether you believe your request is substantial and why (or why not).

B4. Describe whether the granting of the requested area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

B5. Describe any way that the alleged difficulty is self-created. (e.g. did the problem exist when you purchased the property?) This consideration shall be relevant to the decision but shall not necessarily preclude the granting of the area variance.

Signature(s) _____
Print name(s) _____ Date _____

Mailing address: _____

Digital contact (optional) _____

Form Notes:
Zoning section 250-88 Application
Zoning section 250-94 Area Variance Criteria and Standards

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES CONCERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATION CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Applicant

FOR OFFICE USE ONLY

Application Accepted by _____ Date _____

Plans Checked and Approved By _____ Date _____

Plans Check and Denied By _____ Date _____

Fee Received By _____ Date _____

Permit Issued _____ Denied _____ Plans Approved _____

Permit Number: _____

Date Certificate of Compliance Number: _____

Comments:

Applications may be returned to the Town Clerk at Town Hall, 18 East James Street, Richfield Springs, NY 13439. An application fee of \$75.00 must be paid to the Clerk before a permit may be issued. A \$35.00 per public hearing fee will also be charged. A public hearing will not be scheduled until the fee is paid.

A refundable beginning Escrow payment of \$2,500.00 is required. (see section 250-76-b2 of the Town Zoning Ordinance). Any remaining balance will be returned at completion of proceedings.

Please make application & public hearing fee checks payable to: Richfield Town Clerk

Please make Escrow payment payable to: Town of Richfield

Mailing To: Richfield Town Clerk: Po Box 786 Richfield Springs, NY 1343