

VILLAGE of SACKETS HARBOR
112 No. Broad St., Sackets Harbor, NY 13685 (315) 646-3548

ZONING APPLICATION – VARIANCE

Submit original and six copies of the application to the Zoning Enforcement Officer at least 14 days before the meeting of the ZBA.

Fee: _____ Paid: _____ (Date)

Name of Applicant: _____

Application Number: _____

An application for a Variance shall include:

AREA or SIGN VARIANCE

Submit the following documents and information:

1. Related application – documents and information from underlying application sufficient to provide the ZBA with background information regarding the project;
2. Plot plan, drawn to scale with accurate dimensions, showing the location of all parcel boundary lines, and all existing and proposed structures/signs on the lot; and distances between structures/signs and parcel lines
3. Written explanation addressing:
 - a. The benefit to the applicant, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community, if the variance is granted,
 - b. 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 or sign variance,
 - c. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than a variance,
 - d. Whether the requested variance is substantial,
 - e. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, and
 - f. Whether the alleged difficulty was self-created.
4. NYS SEQR: _____ Short Form or _____ Long Form

USE VARIANCE

Submit the following documents and information:

1. Related application – documents and information from underlying application sufficient to provide the ZBA with background information regarding the project;
2. Explanation of the present use of the property, and the proposed use of the property;
3. Explanation as to how the zoning restrictions on the use of the property have caused unnecessary hardship to you. In order to prove unnecessary hardship, you must demonstrate that for each and every permitted use under this Zoning Law in the district in which this property is located:
 - a. You cannot realize a substantial, reasonable return, as demonstrated by financial evidence,
 - b. The alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood or district,
 - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and the alleged hardship has not been self-created.
4. NYS SEQR: _____ Short Form or _____ Long Form

INTERPRETATION of ZONING LAW

Submit the following documents and information:

1. Related application – documents and information from underlying application sufficient to provide the ZBA with background information regarding the project;
2. Identify the specific section of the Zoning Law requiring interpretation;
3. NYS SEQR: _____ Short Form or _____ Long Form

I request approval of this application.

I, _____, affirm that the information submitted with this application is true and accurate to the best of my knowledge.

Applicant Signature

Date

Decision: _____ Denied

_____ Approved