



Village of Cooperstown

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Zoning Board of Appeals

For a use variance: Before a use variance can be granted, State Law requires that the applicant shall demonstrate to the Zoning Board of Appeals that applicable zoning regulations and restrictions for the particular district where the property is located have caused unnecessary hardship.

If requesting a use variance, that is, permission to establish a use of property not otherwise permitted in the zoning district, the applicant must prove "unnecessary hardship." To prove this, State law requires the applicant to show *all* of the following: (attach additional information as necessary)

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

2. That the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood;

3. That the requested use variance, if granted, will not alter the essential character of the neighborhood;

4. That the alleged hardship has not been self-created;
