



Date: _____

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Received by Town Clerk

716 937-6969 Ext.4
Fax: 716-937-9817
Email: Building@erie.gov

ZONING BOARD OF APPEALS

ALDEN TOWN HALL
3311 Wende Road
Alden, New York 14004

APPLICATION FOR ZONING VARIANCE

Date: _____

Applicant Name: _____

Address: _____

Supporting Information needed: (The following information must be attached to the application.)

1. Copy of legal description from property deed.
2. Copy of property survey
3. Letter of Denial from Building Inspector
4. Site plan at appropriate scale showing existing and proposed location of:
 - a. Buildings
 - b. Roads, Parking and Sidewalks
 - c. Landscaping, Fences and Screening
 - d. Easements

Where variance allowing two family dwelling is requested, the following must be attached:

1. Copy of building plans
2. Approval of sanitary system by Erie County Health Department

Property Identification

1. Tax Map Number: _____
2. Street Address: _____
3. Name of Property Owner(s): _____
4. Date Property Acquired: _____
5. Adjacent Zoning: _____ on the north
_____ on the east
_____ on the south
_____ on the west
6. Proposed Zoning Change _____ is; _____ is not consistent with the Town Master Plan
7. Alden Town Code Section to be Varied: _____

Variance or Permit Requested:

1. State the purpose of this application (i.e., type of variance from Zoning Ordinance or permit requested)

2. Where variance is requested, state the practical difficulties or unnecessary hardships involved in carrying out the strict letter of the Zoning Ordinance:

3. Where permit is requested, state the reasons for requesting this permit:

Signature of Applicant

Date

ZONING BOARD OF APPEALS REVIEW

(Zoning Board of Appeals use only)

_____ **Use Variance** - to allow a use not otherwise allowed in zoning, applicant must demonstrate to the Board unnecessary hardship. Such demonstration includes all of the following, for each and every permitted use:

- _____ 1. Cannot realize reasonable return {include financial evidence}.
- _____ 2. Alleged hardship is unique and does not apply to substantial portion of district or neighborhood.
- _____ 3. Requested variance will not alter essential character of the neighborhood.
- _____ 4. Alleged hardship has not been self-created.

_____ **Area Variance** – Board shall balance benefit to applicant with the detriment to health, safety and welfare of the community.

- _____ 1. Can benefit be achieved by other means feasible to applicant?
- _____ 2. Will this cause undesirable change in neighborhood or nearby properties?
- _____ 3. Is request substantial?
- _____ 4. Will request have adverse physical or environmental effects?
- _____ 5. Is alleged difficulty self-created?

APPROVED: _____ **DENIED:** _____ **DATE:** _____

CONDITIONS FOR APPROVAL:

ZBA Chairman: _____ **DATE:** _____