

VILLAGE OF VALATIE

Zoning Board of Appeals

Post Office Box 457, 3211 Church Street, Valatie, New York 12184
building@valatievillage.com



APPEAL FROM ORDER/DECISION
DETERMINATION OF BUILDING INSPECTOR

APPLICATION FOR AREA VARIANCE

Applicant Name (*Owner of Property*) _____

Address _____

City _____ Zip Code _____

Telephone Number _____

Tax Map Number _____

Location of property (*subject of this variance application*) _____

Zoning District _____ Date property was acquired _____

An Area Variance may only be granted by the Zoning Board of Appeals on an appeal a decision or determination of the Building Inspector. A copy of the Building Inspector's decision or determination that is being appealed must be attached to this application.

Applicable Section of Zoning Ordinance that you are requesting variance for:

Proposed Action (*What do you want to do?*)

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant.

Explain why you feel this would not be a detriment to health, safety or welfare:

In making such determination the ZBA shall also consider:

1. 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 variance.
2. Whether the benefit sought by the applicant can be achieved by some alternative method, feasible for the applicant to pursue, other than an area variance.
3. Whether the requested are variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

1. Please explain why you feel it will note create an undesirable change in the neighborhood and not be a detriment to nearby properties by the granting of the variance.

2. Explain why you feel that the benefit sought can not be achieved by some method feasible for the applicant to pursue other than an area variance.

3. Please explain why you feel the requested area variance is not substantial (comparing the required area regulation with the proposed).

4. Please explain why you feel the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. Please explain why you feel this alleged difficulty was not self-created.

I certify that the information in this application is factual and true to the best of my knowledge.

Applicant's Signature _____ Date _____