

FOR OFFICE USE ONLY

Tax Map No _____ Zoning District _____
Date Received by ZEO _____ Date of Action _____
Fee Received (Date & Ck #) _____ Date of Hearing _____
Date Referred to Co. Planning Board _____ County Board Action _____

TOWN OF JEWETT
ZONING BOARD OF APPEALS **APPLICATION FOR VARIANCE**

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF JEWETT, NEW YORK: FEE \$ 100.00

A. STATEMENT OF OWNERSHIP AND INTEREST

The applicant(s) _____
is/are the owner(s) of property located at _____
The applicant's mailing address is _____
Phone: Day (____) _____ - _____, Evening (____) _____ - _____, Cell (____) _____ - _____
Tax Map Parcel No _____ Zoning District _____ Lot Size _____
The above-described property was acquired by the applicant on _____

B. REQUEST I/We hereby appeal to the Zoning Board of Appeals from the decision on our Application for Building and Zoning Permit No. _____ Dated _____, 20____

Whereby the Zoning Enforcement Officer and/or the Planning Board [] Granted [] Denied

On _____, 20____,

- [] Permit for Use
- [] Permit for Occupancy
- [] Certificate for Continuation of Non-Conforming Use
- [] Other _____

Under the Zoning Law Provision(s) Article _____, Section _____ Paragraph _____

C. TYPE OF VARIANCE CHECK TYPE for which you are applying and attach Statement.

[] **AREA VARIANCE: Indicate on attached statement**, why the benefits of the variance to you outweigh any possible detriments to the health, safety and welfare of the neighborhood or community. Also indicate: [1] how substantial the variance is; [2] the effect on neighborhood properties; [3] the effect on available town, county and state services and facilities; [4] other alternatives available; [5] physical or environmental effects; and [6] whether self-created.

[] **USE VARIANCE: Indicate on attached statement** how strict enforcement of the Zoning Law will cause you "Unnecessary Hardship." Provide specific evidence to prove that: [1] the property in question cannot yield a reasonable return if used for the purposes allowed in the zone; [2] the requested use will not alter the essential character of the locality; [3] the plight of the owner is due to unique circumstances and not to the general conditions of the neighborhood; and [4] the alleged hardship has not been self-created.

TO BE SUCCESSFUL, YOU MUST PROVE THAT EACH OF THESE CONDITIONS HAVE BEEN MET

D. REQUIRED [1] **A DETAILED PLOT PLAN**, drawn to scale and accurately dimensioned, showing the location of all existing and proposed buildings and structures on the lot and any other features that are relevant to the need for variance, and [2] **STATEMENT** and documentation per Section C above

E. SITE VISIT During review of application, members may need to visit site. If you object check _____

F. DECLARATION I/We declare that the statements contained herein are true and that I/We have not knowingly or willfully given a false statement, or given false information, or omitted information in connection with this application.

Signature of Owner(s)

Date

APPLICANT MUST APPEAR BEFORE ZONING BOARD OF APPEALS (ZBA)

APPLICATION REQUIREMENTS

- 1) With Application for Variance, include the following:
 - a) \$100.00 application fee (check made payable to Town of Jewett)
 - b) copy of Planning Board or ZEO's denial
 - c) statement of explanation per Section C
 - d) a detailed plot plan per Section D
 1. include parking areas, traffic access and circular drives, open spaces, landscaping, topography, and special property features
 2. include area map indicating adjoining properties [tax map copy sufficient]
- 2) file completed application with ZEO or ZBA Secretary at least ten (10) days prior to ZBA's regularly scheduled meeting date (first Wednesday of each month) with
 - a) SEQR Form, as determined by ZEO
 - b) Agricultural Data Statement, if required

ATTEND ZBA MEETING to review application and answer any questions.

PUBLIC HEARING REQUIREMENTS

When the Public Hearing (PH) date has been set, then:

- 1) notify all adjacent property owners by Certified Mail at least ten (10) days prior to PH hearing; include the specific reason, time, date and place of hearing [refer to draft form of letter]
 - a) also, if necessary, notify other state or local agencies and provide documentation
- 2) post PH Notice sign, provided by the Board, at least ten (10) days prior to such hearing, locate on road frontage of property
- 3) submit copies of notices and USPO certified receipts showing property owners and agencies who have been notified to the Board at or prior to the PH
- 4) on or before the date of the PH, certify in writing to the Board that sign was posted [refer to certification form]

REFER TO TOWN OF JEWETT ZONING LAW FOR SPECIFIC REQUIREMENTS.