

Village of Croton-on-Hudson, New York
Appeal for a Variance
Appeal for Determination

To the Zoning Board of Appeals:

Appeal is hereby taken from the strict application of the 1979 Village of Croton-on-Hudson Zoning Law, and a variance/determination is hereby requested in accordance with Article XII of the Zoning Law.

Location of Property:

Address: _____

Zoning District: _____

Section: _____ Block: _____ Lot: _____

Has any previous appeal been made? If so, give date and determination.

Give relevant section and paragraph of Zoning Law:

Statement of Facts – Reason for Appeal

Fee: See Village Fee Schedule.

Applicant or Agent

Mailing Address

Note: **Ten (10) copies** of this appeal must be filed together with **ten (10) copies** of supporting documentation including survey or sketch sufficient to describe the relief being sought, where appropriate.

Supporting Documentation

1. The application must be filed with **ten (10) copies** of your appeal, together with **ten (10) copies** of all supporting documentation including survey, drawings, elevation plans, etc., that are sufficient to describe the relief sought.
2. Please be specific with respect to the type of variance you are requesting and give **exact** measurements with respect to the size of the variance you are requesting.
3. Drawings and Surveys must reflect what is existing and what is proposed.
4. Please be certain to give all information requested on application.
5. **Incomplete applications will not be accepted.**

Section 7-712-b, 3(b)

Area Variances Five Factors for Consideration:

1. Whether undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of an area variance.
2. Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue, other than an area variance.
3. Whether the requested area 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.