

VILLAGE OF CROTON-ON-HUDSON, N.Y.

APPEAL FOR VARIANCE

APPEAL FOR DETERMINATION

(please check one)

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.

Note: According to Section 230-76(D), "Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance or special permit, such variance or special permit shall become null and void."

Location and History of Property:

Property Owner: _____

Address: _____

Section _____ Block _____ Lot _____

Zoning District: _____ Year Built: _____

Have any previous appeals been made? _____ If yes, give Date(s): _____

& Determination(s): _____

APPEAL:

Give relevant Section and Paragraph of Zoning Law: _____

Statement of facts – Reason for Appeal: _____

(or) See statement attached

Applicant or Agent: _____

Signature of Applicant: _____

Applicant's Address: _____

Phone #: _____ **Cell Phone #:** _____

Note: Seven (7) copies of this appeal must be filed together with Seven (7) copies of **all** supporting documentation, including application, survey, drawings, elevation plans, photographs, etc., sufficient to describe the relief being sought, where appropriate.

Fee: \$ _____ **Fee paid:** _____ **Received by:** _____

(date)

SUPPORTING DOCUMENTATION

1. The application must be filed with **7 copies** of all supporting documentation including, application, survey, drawings, elevation plans, photographs, etc., that are sufficient to describe the relief being sought.
2. Please be specific with respect to the type of variance you are requesting and giving **exact** measurements with respect to the size of the variance you are requesting.
3. Drawings, elevation plans, and surveys must reflect what is existing, and what is proposed, and **must be submitted at the time of application**. Failure to do so may cause your hearing to be scheduled at a much later date.
4. Please make certain that all information requested on the application is provided.
5. If a recent sale of the property has taken place, please submit proof of ownership or, if you are in contract to purchase, please submit a letter from the current owner stating that the applicant has his/her permission to file on his/her behalf.
6. Applications **must** be submitted within **15 working days** prior to the date of the hearing in order to meet **required** deadline dates for Legal Noticing.
7. **Incomplete applications will not be accepted.**

Please be advised that if the application is approved by the Zoning Board of a Appeals and a building permit is needed, a separate application for the building permit will need to be submitted.

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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 a 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 of impact on the physical or environmental, conditions in the neighborhood or district; and
5. Whether the alleged difficulty was self-created.