

APPLICATION
TOWN OF SENECA – ZONING BOARD OF APPEALS

The undersigned, being the Applicant(s) hereby petition the Zoning Board of Appeals for a/an:

- | | |
|---|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Appeal of a decision by Zoning Officer |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Other _____ |

according to the provisions of the Ordinance, Local Laws, Rules and Regulations constituting the Zoning and Planning Ordinances and Regulations of the Town of Seneca.

Location of Property _____

Tax Map No. _____ Zoning District _____

Applicant _____ Signature _____

Address _____ Phone _____

Property Owner (If different than Applicant) _____	
Address _____	Phone _____
Signature _____	Date _____

<i>To be completed by Zoning Officer.</i>			
Building permit application denied by Zoning Officer because _____			
Area Variance Information:			
	Required	Actual	Variance Request
Frontage:	_____	_____	_____
Front Setback:	_____	_____	_____
Side Setback:	_____	_____	_____
Rear Setback:	_____	_____	_____
Lot Size:	_____	_____	_____
Other: _____	_____	_____	_____
Action requested: _____			
Application No. _____ Date _____ Fee _____			
Zoning Officer Signature _____			

For Area Variance Only:

To enable the Zoning board of appeals to grant an area variance, the applicant should address the five factors listed below. Attach additional sheets if necessary. The Zoning Board of Appeals will consider these five factors when balancing two elements: (1) the benefit to the applicant from the variance and (2) the detriment to the health, safety, and welfare of the community or neighborhood that would occur if the variance were to be granted.

Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of the variance.

ZBA Determination _____

Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.

ZBA Determination _____

Whether the requested variance is substantial.

ZBA Determination _____

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or the district.

ZBA Determination _____

Whether the alleged difficulty was self-created.

ZBA Determination _____

Applicant Signature: _____ Date: _____