

Town of Starkey

40 Seneca Street
Dundee, New York 14837
Email: StarkeyCEO@gmail.com
Office: 607-243-7996
Fax: 607-243-7764

Application No.: UV _____
Date Filed _____
Fee Paid _____
Town Clerk Initials _____
Referred to Pln. Bd. – Date _____
Referred to Co. Pln. Bd. – Date _____
ZBA Decision _____ Date _____

Use Variance Application

Use Variance Application Instructions: Please complete Items 1 – 7. If an Item is not applicable, enter NA. Return the original completed application and attachments with 10 copies to the Code Official.

☐ **Initial Application**

☐ **Revised Application**

(prior application No.)

1. Subject Property

Address _____ Tax Map No. _____

2. Applicant

Name _____

Street Address _____

City _____ State _____ Zip Code _____

Telephone: Day _____ Night _____ Cell _____

E-Mail Address _____

3. Property Owner (If Applicant is not the Property Owner)

Name _____

Street Address _____

City _____ State _____ Zip Code _____

Telephone: Day _____ Night _____ Cell _____

E-Mail Address _____

4. Description

Describe the use for which the variance is sought.

5. Justification for the Variance

New York State Town Law §267-b.2 mandates that a Zoning Board of Appeals consider the following four (4) criteria in determining whether to grant a Use Variance. The applicant must convince the Board that the applicable zoning regulations and restrictions have caused an unnecessary financial hardship. Please respond to each of the following criteria and attach credible financial information to support your responses.

- A. Explain why the applicant cannot realize a reasonable and substantial return on the investment in the property within the zoning regulations and restrictions.

- B. Explain why the financial hardship relating to the property is unique and does not apply to a substantial portion of the neighborhood or district.

- C. Explain why the proposed variance will not alter the essential character of the neighborhood.

- D. Explain why the financial hardship described in Item 5.A. above has not been self-created.

6. Supporting Documents

The applicant must attach the following documentation.

- A. A copy of the building permit application signed by the Zoning Officer.
- B. A drawing or sketch of the subject property that shows:
 - 1. the property lines.
 - 2. the relevant structures on the property.
 - 3. any proposed structures or internal changes to existing structures.
 - 4. any watercourse or water body on or adjacent to the property.
- C. Copy of the Tax Map that shows the subject property and adjacent properties.
- D. Any letters of support from adjacent property owners and any other material that the applicant feels is relevant for the Board's consideration.

7. Affirmation by Applicant/Property Owner

I declare that the contents of this application are true and correct to the best of my knowledge. I grant permission for the Town of Starkey Zoning Board of Appeals or its designees to inspect the subject property identified in this application.

Applicant Signature _____ **Date** _____

Property Owner Signature _____ **Date** _____
(Required if the Applicant is not the Property Owner)

State of New York
County of _____

Sworn to this ____ day of _____, 20____
Notary Public _____