

APPEAL / VARIANCE APPLICATION

APPEAL NUMBER _____ Date _____

TO THE ZONING BOARD OF APPEALS, TOWN OF HILLSDALE, NEW YORK:

I (We) _____ of _____
Name of Applicant(s) *Street and Number*

_____ HEREBY APPEAL TO
Municipality *State*

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ZONING OFFICER
ON BUILDING PERMIT CASE NUMBER _____,
DATED _____ 20____ WHEREBY THE ZONING OFFICER
DENIED.

() A BUILDING PERMIT () A CERTIFICATE OF OCCUPANCY

1. LOCATION

_____ *(Location of Property)* *(Street and Number or other identification)*

Tax Map Number _____

Base District on Zoning Map _____

Overlay District(s), if any _____

Provision(s) of Zoning Law involved: _____

IS PROPERTY WITHIN 500 FEET OF: *(Please answer yes or no to ALL questions)*

- | | | |
|--|-----|----|
| (a) Any Town of Hillsdale Boundary Line? | YES | NO |
| (b) Any existing or proposed county or state park or other recreation area? | YES | NO |
| (c) Any existing or proposed county road? | YES | NO |
| (d) Any existing or proposed state road? | YES | NO |

- (e) Any existing or proposed county stream or drainage channel? YES NO
- (f) A farm operation located in an agricultural district? YES NO
(Circle "yes" if the property includes a farm operation in an agricultural district.)

2. TYPE OF APPEAL

Appeal is made herewith for:

- () An interpretation of the Zoning Law or Zoning Map.
- () The reversal or modification of an order, requirement, decision, or determination of the Zoning Officer.
- () An area variance.
- () A use variance.

3. PREVIOUS APPEAL

A previous appeal () **has** () **has not** been made with respect to this decision of the Zoning Officer or with respect to this property.

If so, such appeal(s) was (were) made in Appeal Number(s) _____
 & _____ dated _____ 20 ____.

4. REASON FOR APPEAL *(Complete where applicable. Use extra sheet if necessary)*

(a) INTERPRETATION OF THE ZONING LAW IS REQUESTED because:

(b) REVERSAL OR MODIFICATION OF A DECISION BY THE ZONING OFFICER IS REQUESTED because:

(c) A USE VARIANCE IS REQUESTED for these reasons *(all blanks must be filled in):*

(1) I/we cannot realize a reasonable return from the property for any use allowed by the Zoning Law because _____

_____ I acquired the property in the year _____ for \$ _____ I have invested \$ _____ in the property since that time, and the largest return I can expect from using the property as a _____ *(most valuable use allowed by the Zoning Law)* is \$ _____ per year. The value of the property under the current Zoning Law, as determined by competent financial evidence submitted herewith, is \$ _____. The expected return and/or property value from other uses allowed by the Zoning Law ranges from \$ _____ to \$ _____. ***(Please attach a list of all permitted, and special permit uses and their probable return and value.)***

(2) The hardship relating to this property is unique, and does not apply to a substantial portion of the district or neighborhood because:

(3) The variance will not alter the essential character of the neighborhood because:

(4) The hardship is not self-created because:

(d) AN AREA VARIANCE IS REQUESTED for these reasons:

(1) If the variance is granted, the applicant will have the following benefit:

(2) There will not be an undesirable change in the character of the neighborhood or a detriment to nearby properties, because:

(3) The applicant cannot attain the benefit of having the variance by any other method because:

(4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

5. PUBLICATION EXPENSE

I/We understand that a public hearing is required to be held on this request and that notice of such hearing will be advertised in the official Town paper as prescribed by law. I/We agree to pay the cost of advertising the hearing and any other reasonable expenses billed by the official newspaper and/or by the Town of Hillsdale.

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Hillsdale, Columbia County, New York.

Signature of Applicant

Applicant's Telephone Number