

Village Of Williamsville

Area/ Use Variance Application



TYPE OF REQUEST

Area Variance

Use Variance

APPLICANT INFORMATION

Property Owner(s):

Name: _____ Signature: _____

Email: _____

Address: _____

Phone: _____

Applicant(s) (if other than property owner):

Name: _____ Signature: _____

Email: _____

Address: _____

Phone: _____

If the applicant is not the property owner, owner's signature or a letter of permission allowing the applicant to file this application is required.

PROPERTY INFORMATION

Property Address: _____

SBL: _____ Zoning District: _____

OFFICIAL USE

239m applicable SEQR Short EAF FEE (\$100-residential \$150-commercial)

Meeting Date: _____ Reviewed By: _____ Appeal #: _____

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AREA VARIANCE REQUEST

In making its determination on an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance were granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making that determination, the ZBA will consider these five questions:

1. Describe whether there will be an undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of the subject variance;

2. Describe whether the benefit sought by the applicant can be achieved by some other feasible method, other than a variance;

3. Describe whether the requested variance is substantial; (How substantial are the potential impacts to neighboring properties?)

4. Describe whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood/district;

5. Describe whether the alleged difficulty is self-created;

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USE VARIANCE REQUEST

- 1) Describe how the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

- 2) Describe how the alleged hardship is unique to the subject property and does not apply to a substantial portion of the district or neighborhood;

- 3) Describe how, if granted, the requested use variance will not alter the essential character of the neighborhood;

- 4) Describe how the alleged difficulty is not self-created;

Note: Please attach additional sheets if necessary when responding the above questions

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DISCLOSURE AFFIDAVIT

I maintain that the information provided in this application is true and accurate to the best of my knowledge: _____ Date: _____

Property owner or applicant name (print):

Property owner or applicant signature:

STATE OF NEW YORK COUNTY OF ERIE

WITNESS my hand and official seal:

On the day of _____ in the year before me, the above individual personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Signature of Notary Public _____

Print Name: _____