



# Village of Webster

## Zoning Board of Appeals

### *Area Variance Application*



#### § 175-76 (d) Area Variances:

In making its determination, the Zoning Board of Appeals shall consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The Board of Appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

#### **Required Documentation:**

- Completed Application
- Letter of Intent – see below
- Environmental Assessment Form
- Notification to Neighbors / Confirmation of mailing
- Owner authorization (if applicable)
- **Instrument Survey Map** showing the following:
  - Property lines, dimensions, and setbacks
  - Existing structures including fences, decks, pools, sheds, or accessory structures
  - Proposed additions or modifications clearly drawn to scale and labeled with dimensions

#### **Letter of Intent:**

Please provide a letter to the Zoning Board that outlines your proposed project, and addresses each of the following Area Variance standards in detail:

1. Please explain why this requested area variance will not create an undesirable change in the neighborhood and will not create a detriment to nearby properties.
2. Please explain why the benefit sought by the applicant cannot be achieved by some other method, other than the requested area variance.
3. Please explain whether the requested area variance is substantial or minimal in nature.
4. Please explain why this proposed area variance will not create an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. Is the alleged difficulty self-created? Please explain why or why not.



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### Area Variance Application



**Project Address:** \_\_\_\_\_

**Applicant Name:** \_\_\_\_\_

**Property Owner** (if different from applicant): \_\_\_\_\_

**Attorney** (if applicable):

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

#### **Property Information:**

Tax ID #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

How long have you owned the Property? \_\_\_\_\_

Current use of property:

Residential – Number of dwelling units: \_\_\_\_\_

Commercial – Type: \_\_\_\_\_

Industrial – Type: \_\_\_\_\_

Accessory building – Describe: \_\_\_\_\_

Other – Describe: \_\_\_\_\_

Are there existing Easements or Deed Restrictions for the property? \_\_\_\_\_

#### **Project Information:**

Estimated length of time to complete project: \_\_\_\_\_

Estimated cost: \_\_\_\_\_

Project Contractor (if applicable)

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_