

Town of Colton, NY
Application for USE Variance

Application # _____
Zoning District _____
Parcel I.D. No. _____
Fee _____
Date ZBA Chair received Application _____
Referrals: County APA SEQR

TO THE BOARD OF ZONING APPEALS:

I, _____ the owner of the property located at _____
_____ hereby petition the Board of Zoning Appeals of the Town of Colton, NY to grant a variation of the Zoning Code Section(s) _____, to allow the following as described below or shown on the accompanying drawings which have been denied by the Zoning Officer/Building Inspector, as specified on the attached Notice of Noncompliance (attach additional sheets as necessary to address any of the following sections).

Describe your application as proposed and attach sketch plans.

Please circle utilities and services available:

- municipal water system
- private well
- public sewer system
- private septic system
- storm drains
- fire protection
- electricity
- natural gas

No use variances shall be granted by a board of appeals without showing by applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.

No use variances shall be granted by a board of appeals without showing by applicant that applicable zoning regulations and restrictions have caused unnecessary hardship.

Please answer the following questions:

1. Can you prove to the ZBA that you can not realize a reasonable return on each and every use that is now permitted in the zoning regulations, and if substantial, show it by demonstrating competent financial evidence?
(See yellow schedule to find allowed uses)

Explain:

2. Is the alleged hardship relating to your property in question unique, and not apply to a substantial portion of the neighborhood?

3. If granted, will the request alter the essential character of the neighborhood?

Explain:

4. Has the alleged hardship been self created?

Explain:

Date signed _____
Signature _____
Mailing Address _____
Telephone _____
Email: _____

You are encouraged to notify your neighbors of your proposal. You will receive a notice in the mail of the date when your application will be reviewed.