

# Town of Dunkirk

## AREA VARIANCE APPLICATION

APPLICANT: \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Phone \_\_\_\_\_ Cell \_\_\_\_\_

Property Location \_\_\_\_\_

Requirement for which area variance is being requested

\_\_\_\_\_

Applicable Section of Town Zoning Code

\_\_\_\_\_

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### **FACTORS CONSIDERED:**

1. Whether undesirable change would be produced in the character of the

Neighborhood or a detriment to nearby properties YES \_\_\_\_\_

NO \_\_\_\_\_

REASONS \_\_\_\_\_

\_\_\_\_\_

2. Whether benefit sought by the applicant can be achieved by a feasible alternative

YES \_\_\_\_\_

NO \_\_\_\_\_

REASONS \_\_\_\_\_

\_\_\_\_\_

3. Whether the variance requested is substantial YES \_\_\_\_\_

NO \_\_\_\_\_

REASONS \_\_\_\_\_

\_\_\_\_\_

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood YES \_\_\_\_\_

NO \_\_\_\_\_

REASONS \_\_\_\_\_

\_\_\_\_\_

5. Whether the alleged difficulty was self-created YES \_\_\_\_\_  
NO \_\_\_\_\_

REASONS \_\_\_\_\_  
\_\_\_\_\_

Applicants' Signature \_\_\_\_\_ Date \_\_\_\_\_

**Conditions**

No variance under the above provisions shall be authorized by the ZBA unless it finds that such variance:

- 1 Will be in harmony with the general purposes and intent of this law, taking into account the location, and size of use, the nature and intensity of the operation involved in and the size of the site in respect to streets giving access;
- 2 Will not tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures to protect adjacent properties
- 3 Will not create a hazard to health, safety, or general welfare of the people of the Town of Dunkirk
- 4 Will not alter the essential character of the neighborhood
- 5 Is the minimum to afford relief

**Determination of the ZBA based on the above factors**

The ZBA after taking into consideration the 5 factors above, find that;

\_\_\_\_\_ The benefit to the applicant DOES NOT outweigh the detriment to the neighborhood or community

\_\_\_\_\_ The benefit to the applicant DOES outweigh the detriment to the neighborhood or community

**REASONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS:** The ZBA finds that the following conditions are necessary in order to minimize the

adverse impacts upon the neighborhood or community, for the reasons following:

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Adverse impact to be minimized

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Zoning Chairperson Signature \_\_\_\_\_