

Richard McClernon - Chairman
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Town of Thompson

Zoning Board of Appeals
4052 Route 42
Monticello, New York 12701-3221

Phone: (845) 794-2500
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Paula Kay - Attorney
Logan Ottino - Zoning Officer
Heather Zangla - Secretary
Debbie Mitchell - Recording Secretary

Zoning District _____

Use Variance Application

Tax Map Number: Section- _____ Block- _____ Lot- _____ Location _____
(Street Name and Number)

Owners Name: _____ Applicants Name: _____
Tax Address: _____ Applicant Address: _____

Phone: (____) _____

Phone: (____) _____

E-mail: _____

E-mail: _____

Name and Address for legal notices: Owner Applicant Engineer (Circle One)

Applicants interest in Property: Owner Agent of the Owner Lessee Other _____
(Circle One) (Please Specify)

The Applicant is seeking relief from the following Zoning Code Section: 250- _____

Denial of an application for building permit? Yes _____ No _____ Date of denial _____

COPY OF DENIAL LETTER MUST BE SUBMITTED WITH THIS APPLICATION

Describe the proposed use of the property: _____

What is the current use of the property: _____

Describe the character of the neighborhood _____

Attach a Plot Plan drawn to scale and indicating the following:

- 1) Driving directions to your property.
- 2) Location of all existing structures and other site improvements (i.e. well, septic system/sewer lines, etc.).
- 3) Location(s) of proposed improvements.
- 4) Names and locations of all existing and proposed streets, highways, easements, etc.
- 5) Any additional information pertinent to this application which could assist the Board in its review of the application.
- 6) \$100.00 application fee due at submission.

OFFICE OF THE ZONING BOARD OF APPEALS

Date Received: ____/____/____

Date Notified: ____/____/____

Date of Hearing: ____/____/____

Use Variance- Request for authorization to use/occupy a lot or portion of a lot for a use which is not permitted in the zoning district

TEST: No use variance will be granted without showing by you (the applicant) that applicable zoning regulations and restrictions have caused unnecessary hardship. The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit. Below please briefly describe how each of the four variance tests are met. Attach all supporting materials.

1) The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial

Proof: _____

2) The alleged hardship relating to the property is unique. (the hardship may not apply to a substantial portion of the zoning district or neighborhood):

Proof: _____

3) The requested use variance, if granted, will not alter the essential character of the neighborhood.

Proof: _____

4) The alleged hardship has not been self-created:

Proof: _____

Applicant: _____

Signature: _____

Nine copies of the application and plot plan must be submitted together with all fees to be considered complete. Incomplete applications will not be placed on the agenda for the next scheduled meeting. Thank you.