

**Town of Claverack
Application for a Use Variance**

Please refer to "Application Submittal Checklist" for instructions on filling out this form.

OFFICE USE ONLY

Permit Application # _____

Date of Appeal _____
(Postmark or Hand-Delivered)

Date of Receipt by Board _____

Date of Public Hearing _____

Date of Final Action _____

Date of Filing of Decision
with the Municipal Clerk _____

PLEASE PRINT

Applicant(s) name _____

Address _____

Phone _____

Email (if applicable) _____

Appeal Concerns Property at the following address:

County Tax Map Section _____ Block _____ Lot _____

Zoning District Classification _____

Date Applicant Acquired Property _____

(If property is not owned by the applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf.)

The applicant's appeal from a decision of the Zoning Enforcement Officer concerns the following:

Denial of an Application for a Building Permit (Attach to Application)

Denial of an Application for a Certificate of Occupancy (Attach to Application)

For the Proposed Activity:

Denial was made based on the following sections of the Zoning Code:

Date of Zoning Enforcement Officer's Decision _____

State what type of variance you are requesting:

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 _____ Date _____