

Date Accepted by
Zoning Board
of Appeals

Village of Argyle
Area Variance Application
Number _____

Date Submitted _____

To be reviewed by: Zoning Board of Appeals

Application is hereby made for Area Variance pursuant to the procedures set forth in the Village of Argyle Zoning Law.

This application is hereby approved and permission is hereby granted to the applicant to apply for a building permit. This approval is good for one year from date of issuance.

Subject to the following conditions: (Including Planning Board Recommendations and Historical Review Board, if applicable)

Approved by: _____

Area Variance Granted: Yes () No () Not applicable ()
Use Variance Granted: Yes () No () Not applicable ()

Variance number _____ Date of Variance Approval _____

1. Applicant's Name: _____

Street Address: _____

City, State, Zip: _____

Telephone No. _____

2. Agent's Name: _____

Street Address: _____

City, State, Zip: _____

Telephone No. _____

3. Owner's Name: _____

Street Address: _____

City, State, Zip: _____

Telephone No. _____

4. Location of Property: _____

5. Description of how to find the property: _____

6. Tax Map Number: Section: _____ Block: _____ Lot: _____

7. Zone Classification: _____

8. Allowable uses per Local Law (describe): _____

9. Present use of property (explain in detail): _____

10. Proposed use of property: Describe the proposed change that you are making to the present use:

11. List the Names, Addresses (and Zones) of all adjoining property owners.

Northerly:
Name: _____

Street Address: _____

City, State, Zip: _____

Zone: _____

Southerly:
Name: _____

Street Address: _____

City, State, Zip: _____

Zone: _____

Easterly:
Name: _____

Street Address: _____

City, State, Zip: _____

Zone: _____

Westerly:

Name: _____
Street Address: _____
City, State, Zip: _____
Zone: _____

Applicant: Please Read

An Area Variance is a request for modification of the dimensional standards contained in the Zoning Law, such as yard requirements, set back lines, lot coverage, frontage requirements or density regulations, in order that the property may be utilized for one of the uses permitted by the Zoning Law. The applicant must demonstrate that strict application of the regulations would cause practical difficulty. In making a determination of practical difficulty, the Zoning Board of Appeals may consider:

1. How substantial the variance is in relation to the requirement.
2. The potential effect of increased density on public facilities and services.
3. Whether the variance will cause a substantial change in the character of the neighborhood.
4. Whether the difficulty can be feasibly mitigated by some other method.

The Zoning board of Appeals may grant the minimun relief necessary to allow reasonable use of the land in question.

Please answer the following questions. Attach additional sheets if necessary.

1. Is there an adverse effect on neighborhood character? Yes ()
No ()

Explain: _____

2. Is there an adverse effect on public facilities? Yes ()
No ()

Explain: _____

3. Are there any feasible alternatives? Yes ()
No ()

Explain: _____

4. Is the degree of change substantial relative to the local law? Yes ()
No ()

5. Other comments: _____

Signature of Applicant

Signature of Agent

Dated this _____ day of _____ year _____

REQUIREMENTS FOR PLACEMENT ON ARGYLE ZONING BOARD OF APPEALS AGENDA

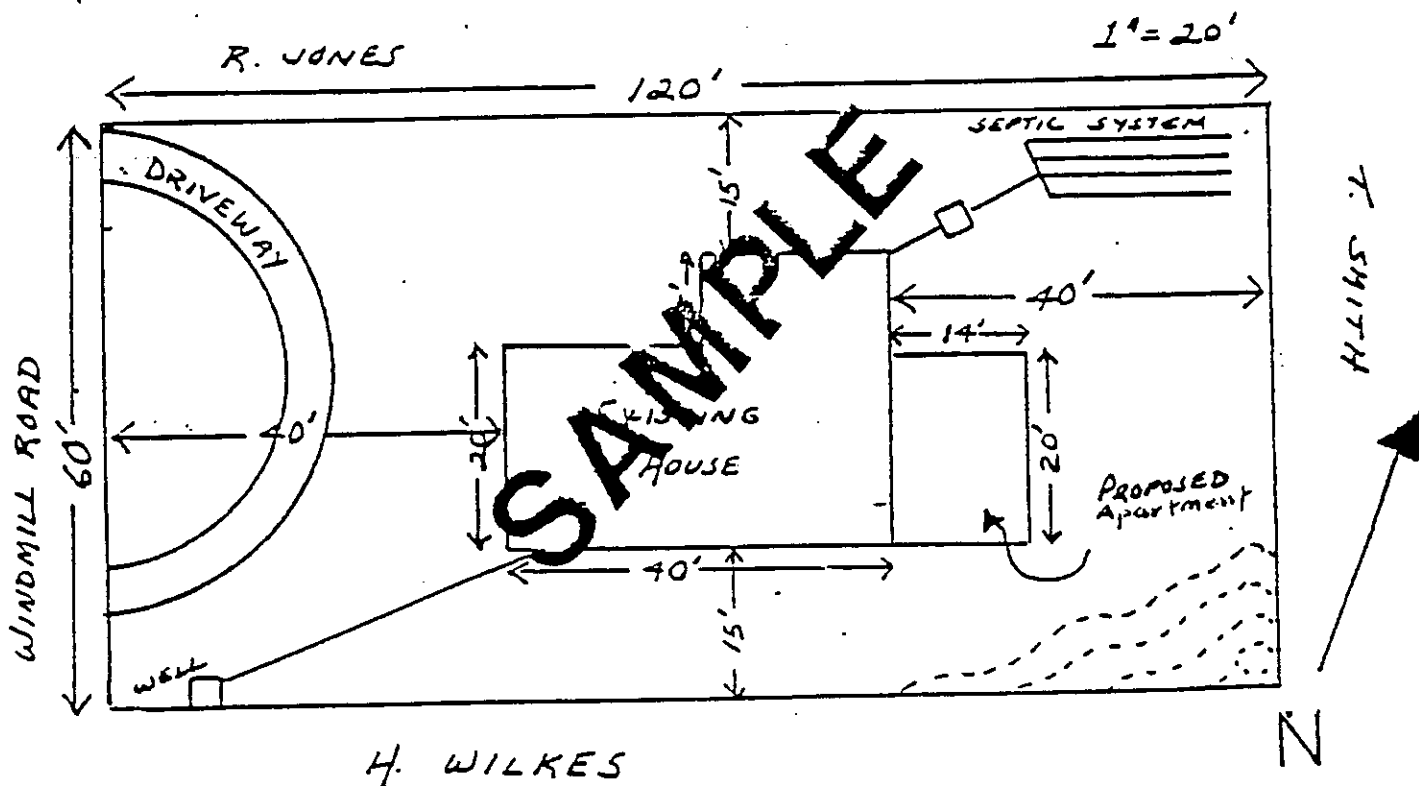
The Planning Board requires 6 copies of each of the following:

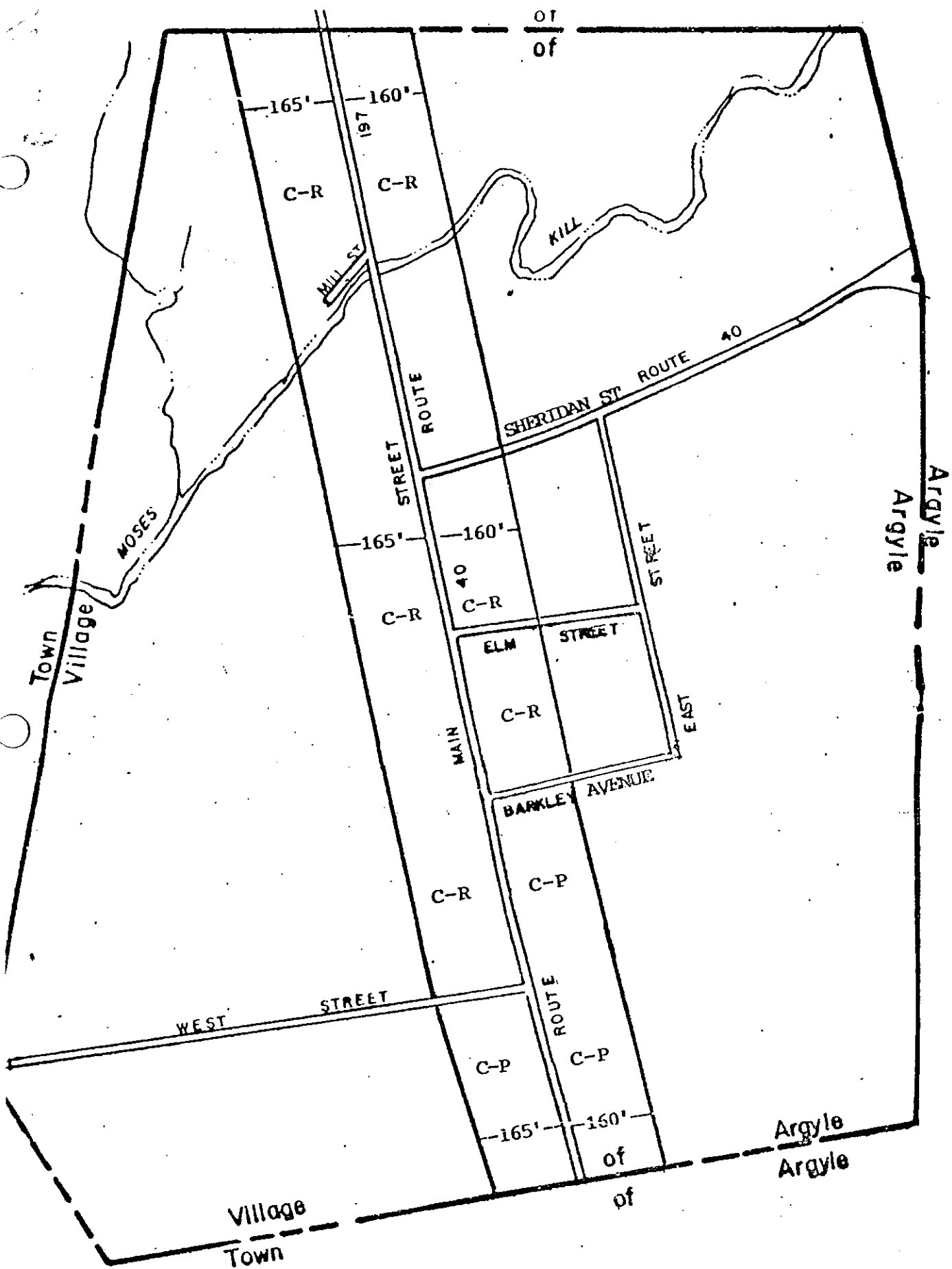
1. Location Map showing site within the village.
2. Legal description of the property.
3. Variance Site Plan. (See next page)
4. Area Variance Application (original application and 5 copies with narrative and supporting reports if applicable.
5. Deed and Plat.
6. Review fees as required by local law (\$10.00).
7. Copy of Washington County Sanitary Code Approval.
8. State Environmental Quality Review (SEQR), Environ. Assessment Form (EAF) as required.

SITE PLAN showing existing and proposed features of the property including:

1. Lot dimensions
2. North arrow and scale
3. Location and dimensions of buildings showing setback distances
4. Parking layout
5. Physical features (streets, steep slopes, etc.)
6. Location of water and sewer systems, if applicable
7. Easements and public roads
8. Adjacent ownership, within a radius of 200 ft.
9. Plans and elevations sufficient to show proposed variance

A sample SITE PLAN is shown below:





C-R = COMMERCIAL RETAIL

C-P = COMMERCIAL PROFESSIONAL

RESIDENTIAL = ALL OF THE REST OF THE VILLAGE