



**Note:** Action must be taken on variance granted within one year, and any necessary building permits must be applied for within six months from date of approval. Otherwise, variance will be automatically revoked.

# REQUEST FOR VARIANCE

Town of Newstead, New York

Date: \_\_\_\_\_

\$150.00 Received By: \_\_\_\_\_

\_\_\_\_\_ Paid Check No. \_\_\_\_\_

Property Address: \_\_\_\_\_

SBL # \_\_\_\_\_

Applicant Name, Address, Phone No. \_\_\_\_\_

Variance Requested & Reason: \_\_\_\_\_

\_\_\_\_\_

Newstead Town Code Section Varied \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Requests for action should be filled out completely in above spaces if practicable, otherwise attach detailed description. The complete request with all necessary plans, maps, signature and paid fee must be filed with the Zoning Board Clerk.

*(Do not write below this line – Zoning Board use only)*

**Use Variance To allow a use not otherwise allowed, applicant must demonstrate unnecessary hardship, including all of the following, for each and every permitted use:**

- \_\_\_\_\_ 1. Cannot realize reasonable return (include financial evidence)
- \_\_\_\_\_ 2. Alleged hardship is unique and does not apply to substantial portion of district or neighborhood
- \_\_\_\_\_ 3. Requested variance will not alter essential character of neighborhood
- \_\_\_\_\_ 4. Alleged hardship has not been self-created

**Area Variance Benefit to applicant must be balanced with potential detriment to health, safety & welfare of the community:**

- \_\_\_\_\_ 1. Can benefit be achieved by other means feasible to applicant?
- \_\_\_\_\_ 2. Cause undesirable change in neighborhood character or nearby properties?
- \_\_\_\_\_ 3. Is request substantial?
- \_\_\_\_\_ 4. Will request have adverse physical or environmental effects?
- \_\_\_\_\_ 5. Is alleged difficulty self-created?

Approved \_\_\_\_\_ Date \_\_\_\_\_

Rejected \_\_\_\_\_ Date \_\_\_\_\_

Conditions for Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_