

Area Variance Application

An Area Variance is the authorization by the Zoning Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

PROCEDURE

1. Applicant shall schedule an appointment with the Department of Development confirming that an area Variance from the Zoning Board of Appeals is an appropriate avenue for redress or remedy.
2. Complete the Area Variance Application Form and attach the information listed below.
3. Commercial applicants shall deliver ten (10) collated copies of the completed Area Variance Application Form with attachments to the Zoning Board of Appeals, 200 E. Third Street Jamestown, NY 14701 prior to the application deadline. Individual residents who apply need only deliver one (1) collated copy to the Zoning Board of Appeals.
4. Department of Development Staff will review the Area Variance Application and determine if it is complete.

An application is complete if:
 - a. All questions on the Area Variance Application Form have been fully answered.
 - b. Relevant materials listed below been attached.
5. Once the application is determined complete, the applicant will be directed to deliver the application to the City Clerk's office for payment.
6. Applicant or designated representative shall attend the public hearing, present the request for an area variance to the Zoning Board of Appeals, and be prepared to answer questions related to the area variance request. The meeting may be recorded live and streamed on the City web site for public viewing.
7. After the public hearing is closed, the Zoning Board of Appeals has up to 62 days to approve, approve with modifications, or deny the application. Once the Zoning Board of Appeals has made a decision, a written notice will be sent to the applicant within 5 business days.

For assistance with the Area Variance Application, please contact, Larry Scalise., Building Inspector scalise@jamestownny.gov or call the Department of Development at (716) 483-7541.

FEE

The filing as set by the City Council, currently \$150 payable to the City of Jamestown is required at time of application.

Information to be provided with application

All submitted documents larger than 8.5" x 11" MUST be accompanied by one (1) copy reduced to 8.5" x11" for use with projection equipment.

A. Property Survey.

B. Part one of a long Environmental Assessment Form (EAF) as required by SEQR and found by the following link

http://www.dec.ny.gov/docs/permits_operations_pdf/feafpart1.pdf

C. A detailed site plan showing the location of the existing/ proposed structure(s) and distances to property lines.

For minor residential requests, a second copy of the survey may be used as the site plan with the proposed structure highlighted in red and proposed distances to the property line.

D. Competent financial evidence that shows that the current zoning regulations deprive the owner of all economic use or benefit of his/her land.

E. Photos of existing conditions to support your request.

F. Letter of permission from the land owner if the applicant is not the land owner.

CONFLICT DISCLOSURE

Section 809 of the NYS General Municipal Law requires an applicant to disclose any potential conflicts of interest with the members of a decision making body. Thus, allowing such conflicted member(s) to abstain from all deliberations and/or decisions.

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

APPLICANT INFORMATION

Property Owner Name(s): _____

Phone Number: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Applicant Name(s): _____

Phone Number: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Property Information

Address: _____

SBL No.: _____ Zoning District: _____

Project Description

Current Use: _____

Proposed Use: _____

Briefly Describe the Proposed Project (attach additional information if necessary):

_____ I have the following conflicts pursuant to section 809 of the General Municipal Law as follows
(see conflict disclosure on instruction page)

Office Use Only

The applicant is appealing the decision of the Zoning Enforcement Officer to not approve a

Date Filed: _____

Meeting Date: _____

Accepted By: _____

AREA VARIANCE REQUEST

No area variance will be granted without a showing by you (the applicant) that the following have been addressed. Attach any supporting materials to support your case.

1. Character of Neighborhood. Describe whether an undesirable change will be produced in the character of the neighborhood or if a detriment to nearby properties will be created if a variance is granted.

2. Other Alternatives. Describe whether the benefit being sought can be achieved by some other feasible method, other than an area variance being granted:

3. Substantial. Describe whether or not the requested variance is substantial in nature:

4. Physical or Environmental Conditions. Describe if the proposed variance will have an adverse impact on the physical or environmental conditions in the neighborhood or district, including but not limited to traffic circulation, noise, or odor.

5. Not self-created. Describe if the alleged difficulty was self-created (did you cause the need for the variance). This response shall be considered by the Board of Appeals but shall not necessarily preclude the granting of the variance:

6. Benefit to Applicant. Describe how the requested variance would benefit you and your project.

DISCLOSURE AFFIDAVIT

I maintain that the information provided in this application is true and accurate to the best of my knowledge:

Property owner or applicant name (print): _____

Property owner or applicant signature: _____

Date: _____

_____ If the applicant is not the property owner, has a letter of permission allowing the applicant to file this application been provided.

STATE OF NEW YORK)
COUNTY OF CHAUTAUQUA) ss.

On the ___ day of _____ in the year _____ before me, the above individual personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Notary Public

Office Use Only

___ SEQR is not required.

___ 239M is applicable

___ The applicant is also seeking a _____ which is attached.