

Village of Rhinebeck Application For Zoning Variance

Grid # _____

Zoning District _____

Property Location for which Variance is requested _____

Request for: AREA VARIANCE USE VARIANCE INTERPRETATION (circle one)

Name of Applicant _____

Address of Applicant _____ Telephone No. _____

Work No. _____

Nature of Proposal _____

Is the subject property in your name? _____

If no, Property Owners Name: _____

Address: _____

Current Development on the Property _____

Has the property been before the Zoning Board of Appeals before? _____

If yes, give name of applicant and date: _____

Variance Request: The Applicant requests the following variance from the Village of Rhinebeck Zoning Ordinance:

Section	Pertaining to	From	To

ENCLOSE WITH THIS APPLICATION:

A plot plan, drawn to scale

Existing structures and distances to boundary lines

Existing well and septic locations

Significant features (rock outcroppings, steep slopes, landscaping, etc.)

Proposed structures and distances to boundary lines, septic facilities

North Arrow

Use Variance backup

Environmental Assessment Form (SEQRA) if applicable

I hereby depose and say that all the above statements contained in the papers submitted herewith are true

Signature of Applicant _____ Date _____

REPORT FROM THE ZONING BOARD OF APPEALS

Area Variance

1. Neighborhood or Nearby Properties Impact: If granted, will the variances create an undesirable change in the character of the neighborhood or a detriment to nearby property owners? _____
2. Alternative Solution: Can the benefit sought be achieved by some other alternative method other than an area variance? _____
3. Degree of Change: Do you consider the requested variance substantial? _____
4. Impact of Change: Will the proposed variance have an adverse impact on the physical or environmental conditions in the neighborhood or district? _____

The board of appeals in granting of area variances shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Use Variance

1. The applicant shall demonstrate that for each and every permitted use under the zoning regulations for the particular district that the property is unable to provide a reasonably return (demonstrated by competent financial evidence) _____
2. Show that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood. _____
3. Will the requested variance, if granted, alter the essential character of the neighborhood? _____
4. Show that the alleged hardship has not been self-created _____

The board of appeals, in granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

_____ Variance Approved

_____ Variance Denied

_____ Chairman

_____ Date

Based on Village Law Section 7-712-b

rev 1/02