

**VILLAGE OF UNADILLA  
Zoning Board of Appeals  
Application for Use Variance**

|                                     |            |
|-------------------------------------|------------|
| Date received                       | _____      |
| Application Number                  | _____      |
| Date Fees Collected                 | _____      |
| Date of Public Hearing              | _____      |
| Date of Decision                    | _____      |
| Approved ( )                        | Denied ( ) |
| Date Filed with Village Clerk _____ |            |

|                        |                          |
|------------------------|--------------------------|
| Applicant Name(s)      | Applicant Telephone      |
| Applicant Address      |                          |
| Property Owner Name(s) | Property Owner Telephone |
| Property Owner Address |                          |

|                                       |                |
|---------------------------------------|----------------|
| Zoning District:                      | Tax Map Number |
| Applicable Section of the Zoning Code |                |
| Existing Use of Property              |                |

**APPLICATION INSTRUCTIONS - COMPLETE APPLICATION REVERSE SIDE**

1. Complete above requested information.
2. Fully describe the proposed activity that was denied by the Zoning Enforcement Officer on the reverse. Use additional paper if required. Return the ZEO Statement of Denial with the application.
3. Complete all four sections of the Justification for the Request, in detail, on the reverse to show that each of the criteria have been met. Use additional paper if required.
4. Affirm the Justification for the Request by signature on the reverse.
5. Obtain a SEQR form from the ZEO and complete.
6. Return the fully completed application, the ZEO Statement of Denial, the SEQR form, and any fees to the Zoning Enforcement Officer. The ZEO will file the completed application with the Zoning Board of Appeals for review and determination. You will be informed of the date of the hearing and any further information required.

Attached are: ZEO Statement of Denial  
SEQR Form

**BASIS FOR REQUEST**

I hereby submit this appeal from the decision of the Zoning Enforcement Officer who denied my application for the following proposed activity:

**JUSTIFICATION FOR THE REQUEST**

I understand that the Zoning Regulations, Village Law 7-712B and Village Code §159-105 B (3) states that the Zoning Board of Appeals may approve a use variance when an unnecessary hardship is present. To demonstrate this hardship I submit the following justification to meet all the criteria for the granting of the use variance:

1) **RETURN** - Show that the land cannot yield a reasonable return for any of the uses allowed in the Zoning District. The proof must be expressed in dollars and cents.

2) **UNIQUENESS** - Show that the alleged hardship relating to the property is unique and does not apply to a substantial portion of the neighborhood.

3) **CHARACTER OF THE NEIGHBORHOOD** - Show that the essential character of the neighborhood will not be altered by the granting of a variance, nor will there be substantial detriment to adjoining properties, and, that the spirit of the Zoning Code shall be preserved.

4) **SELF CREATED HARDSHIP** - Show that the alleged hardship has not been self-created, for example, by acquiring the property knowing the condition now being sought has to be varied by the ZBA.

I submit that unnecessary hardship has been shown for each and all of the four prescribed criteria.

Signature of applicant(s) \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_