

Zoning Board of Appeals
Village of Waterville
Application to Zoning Board of Appeals
(Complete and return to the Village Clerk)

Name: _____

Address: _____

Phone: _____

Parcel # _____

Reason for Application

- (Circle One) a) Interpretation
b) Special Permit
c) Area Variance
d) Use Variance

Below are some of the factors considered for a variance. They are not weighted nor may they contain all of the requirements needed.

Area Variance

The benefit to the applicant if the variance is granted, and the detriment to the health, safety and general welfare of the neighborhood or community that would occur if the variance were to be granted. By:

- 1). Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
- 2). Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
- 3). Whether the requested area variance is substantial.
- 4). Whether the proposed variance will have a substantial impact on the physical or environmental conditions in the neighborhood or district: and
- 5). Whether the alleged difficulty was self created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of an area variance.

Use Variance

The application must demonstrate that the applicable zoning regulations and restrictions have caused an unnecessary hardship.

- 1). Under applicable zoning regulations the applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
- 2). 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). The requested use variance, if granted, will not alter the essential character of the neighborhood.
- 4). The alleged hardship had not been self-created.

Information for real property pertaining to request:

A. Frontage Road Name: _____

B. Nearest Intersecting Road:

1. Name: _____

2. Direction: _____

3. Distance: _____

C. Existing Zoning District: _____

E. Owner of Property: _____

Brief Summary of Request: _____

Obtain copy of By- Laws from Village Clerk

(Signature)

(Date)

Village Clerk: Case Number: _____

	Fee has been paid:	Yes	No
Applicant has been given a copy of By-Laws:		Yes	No

(Village Clerk)

(Date)