

APPLICATION FEE \$25.00 - PLEASE MAKE CHECK PAYABLE TO TOWN OF NICHOLS

APPEAL NO: \_\_\_\_\_

DATE: \_\_\_\_\_

USE VARIANCE APPLICATION

To the Zoning Board of Appeals of the Town of Nichols, New York

=====

I (we) \_\_\_\_\_ of \_\_\_\_\_  
Property Owner's Name (Must be applicant) Number & Street

\_\_\_\_\_  
City, Town or Village State Zip Code Telephone Number

Location of Property \_\_\_\_\_ Do you own the property? \_\_\_\_\_

Zoning District \_\_\_\_\_ Tax Map Number: \_\_\_\_\_

Hereby appeal to the Zoning Board of Appeals for a Use Variance

Pursuant to Chapter \_\_\_\_\_, Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_ (& Chapter \_\_\_\_\_, Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_).

A variance to \_\_\_\_\_ is requested.

In determining whether to grant a Use Variance, the Zoning Board of Appeals must consider that applicable zoning regulations and restrictions have caused unnecessary hardship. For each and every permitted use under the zoning regulations for the particular district where the property is located, the applicant must demonstrate the following

1. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated 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 has not been self-created.

STATE OF NEW YORK:

: SS

COUNTY OF TIOGA:

Sworn to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
APPLICANT'S SIGNATURE