TOWN OF MINERVA

APPLICATION TO THE ZONING BOARD OF APPEALS

1. **Application is made for:**

   ☐ Area variance
   ☐ Use variance
   ☐ Interpretation of the zoning law or map

2. **Applicant.**

   Name: _____

   Address: _____

   _____

   _____

   Phone: _____

3. **Zoning Permit Application.** Attach a completed Zoning Permit Application form.

4. **Maps.** Any variance involving the size and layout of the lot, or placement of buildings, requires an accurate map, drawn to scale, showing the location of all proposed structures, property lines, and other features such as driveways that may be relevant to the request.

5. **Description.**

Describe the nature of the request in detail.

If application is made for an area variance, address the following criteria as specified in Section 820 (B) of the Town of Minerva Rural Zoning Law:

1. Whether an undesirable change in the character of the neighborhood will be produced 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 variance is substantial.
4. Whether the proposed variance will have an adverse impact on the physical or environmental conditions in the neighborhood.
5. Whether the alleged difficulty was self-created.

If application is made for an use variance, address the following criteria as specified in Section 830 (B) of the Town of Minerva Rural Zoning Law:

1. For each and every permitted use within the zone where the property is located, including uses permitted after Site Plan Approval, the applicant cannot realize a reasonable return, provided that lack of return is substantial and is established by competent financial evidence.
2. 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. That the requested use variance, if granted, will not alter the essential character of the neighborhood.
4. That the alleged hardship has not been self-created.

6. **Signature of Applicant.**

_____ Date: _____