



VARIANCE APPLICATION

Property Owner: _____
Mailing Address: _____
Phone Number: _____ Email Address: _____
Contractor/Agent:(if applicable): _____
Contractor/Agent Phone No(s): _____
Parcel Size (Acres or SQ. Ft.): _____
Tax Map Number: _____ Property 911 address: _____

GENERAL PROJECT INFORMATION

Mark the Zoning District Classification where the property is located. If the parcel is in multiple zones, please indicate all zones.

Town Zoning District: _____ **CR-20,000, CR-3.2, R1-20,000, R1-1.3, R1-2, R1-3.2, R1-10, R1A-3.2, R1A-5, R2-2, R2-3.2, R2-5, R2-10, RRD-3.2, RRD-5, RRD-10, LC-10, LC-42** APA Zoning Classification: **Hamlet, Moderate Intensity Use, Low Intensity Use, Rural Use, Resource Management, Industrial**

Briefly explain your project: _____

What is/are the Applicable Section(s) of the Zoning Code that applies to this project?

What is the current use of the property (residential, commercial, vacant)? _____

List ALL structures that are present on this parcel today: _____

Describe (if anything) that will be done with any or all structures that are currently present on this parcel today: _____

Circle kind of variance you are requesting: **Area Variance, Use Variance, Other**



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In the chart below, fill in the measurements for all items that require a variance (items that do not meet required setback distances) If unknown, check with Zoning Administrator for appropriate minimum setback requirements for each zoning district.

** All measurements will be reviewed and initialed by the Zoning Administrator for accuracy.*

	A	B	A – B =
TYPE OF VARIANCE REQUEST	MINIMUM REQUIREMENT	PROPOSED SETBACK	VARINACE REQUEST
Front Yard setback			
Roadway setback			
Side Yard setback			
Rear Yard setback			
Shoreline setback			
Roadway frontage			
Shoreline frontage			
Dock Surface Area			
Density (Acreage)			
Other (please list)			



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Adirondack Park Agency (APA) questions:

Are there wetlands on the property? **YES** **NO** **UNKNOWN**

IF YES, Acres/Sq. Ft.: _____

IF UNKNOWN, have you contacted the APA to inquire if wetlands exist on parcel or requested a site review to flag possible wetlands? **YES** **NO**

Is an Adirondack Park Agency (APA) permit required? **YES** **NO** **UNKNOWN**

IF YES, Have you applied for an APA permit? **YES** **NO**

IF YES, please attach correspondence you have had with the APA: _____

IF NO, Explain: _____

IF UNKNOWN, have you applied for an APA Jurisdictional determination (JIF) or had contact with the APA for determination? **YES** **NO**

IF YES, please attach application for jurisdictional determination.

IF NO, explain: _____

Warren County Planning Board questions:

Is this parcel within 500 feet of a County or State Road, (see list below) **YES** **NO**

County and State Roads:

- State Rte. 8
- East Shore Dr. - Co. Rd #15
- Horicon Ave - Co. Rd. #31
- East Schroon River Rd - Co. Rd.#64
- Palisades Rd. - Co. Rd. #26
- Valentine Pond Rd - Co. Rd. #55
- Market St Co. Rd. #33
- Watering Tub Rd - Co. Rd. #53

Is this parcel within 500' of a State or County Right of Way, County or State Park, County or State Municipal Boundary, County or State watershed draining, or any County or State Facility? **YES** **NO**



VARIANCE APPLICATION

Area Variance

An applicant must demonstrate that the Zoning Local Law imposes a practical difficulty on the property. The Zoning Board of Appeals may grant minimum variances necessary and may impose reasonable conditions on the request. Complete the following questions and explain how the strict application of the Zoning Local Law would result in the following practical difficulty:

1) Will there be an undesirable change in neighborhood character or to nearby properties?

YES NO Explain: _____

2) Will there be an adverse physical or environmental effect?

YES NO Explain: _____

3) Are there any feasible alternatives?

YES NO Explain: _____

4) Is the variance requested the MINIMUM VARIANCE in which would alleviate the identified practical difficulty? **YES NO**

Explain: _____

Other Comments: _____



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Do NOT complete this page if you are applying for an AREA Variance

Use Variance

An applicant must demonstrate that the Zoning Local Law imposes a practical difficulty on the property. The Zoning Board of Appeals may grant minimum variances necessary and may impose reasonable conditions on the request. Complete the following questions and explain how the strict application of the Zoning Local Law would result in the following practical difficulty:

1) Is a reasonable return possible if land is used as zoned? Please include competent financial evidence.

YES **NO** Explain:

2) Is the application of the zoning requirements of this district resulting in problems unique to the property in question?

YES **NO** Explain:

3) Will there be an adverse effect on the character of the neighborhood? **YES** **NO**

Explain: _____



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Signature Page

Notice is hereby given that in the event the Town of Horicon determines that technical assistance is needed to review the project, the reasonable and necessary expenses associated with such review shall be borne by the project applicant.

Applicant's Signature

Date

We hereby authorize the Town of Horicon, it's employees and authorized agents access to the property *for* purpose of inspection.

Applicant's Signature

Date

Official Use Only

Date Received _____

Application # _____

Date deemed complete _____

Payment _____

Warren Co referral Date (if required) _____

Warren Co decision - see attached form (if required) _____

APA referral Date (if required) _____

APA determination see attached form (if required)

ZBA Decision (attached)



VARIANCE APPLICATION

AUTHORITY TO ACT AS AGENT FOR PROPERTY OWNER

I/We _____, the owner of record of the property described in this application hereby empower, _____ to act as my agent and representative in conducting presentations to the necessary board(s) and in deliberations with the board(s) and any necessary permit(s) pertaining to my application(s).

As my agent, he/she is empowered to act on my behalf in full. In so doing I, the owner applicant, understand that I am bound by any conditions imposed on my project and agreed to by my agent or by conditions or restrictions imposed by my agent as part of the presentation.

Signature of Owner

Date