

**TOWN OF HYDE PARK  
ZONING BOARD OF APPEALS**

4383 Albany Post Road  
Hyde Park, N.Y. 12538  
Phone (845) 229-0316  
Fax (845) 229-0349

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**APPLICATION NO.** \_\_\_\_\_

**APPLICATION TO THE ZONING BOARD OF APPEALS  
TOWN OF HYDE PARK, NEW YORK  
REQUEST FOR *USE* VARIANCE(S)**

*(TYPE, OR PRINT IN DARK INK)*

**I. PROPERTY ADDRESS:** \_\_\_\_\_  
**TAX GRID NO.:** \_\_\_\_\_  
**ZONING DISTRICT:** \_\_\_\_\_

**II. PROPERTY OWNERSHIP:**  
**NAME OF OWNER:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**III. APPLICANT INFORMATION:**  
**APPLICANT NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_  
(IF THE APPLICANT IS NOT THE OWNER, WRITTEN PROOF THAT THE OWNER  
CONSENTS TO THE APPLICATION MUST BE SUBMITTED WITH THE APPLICATION.)

**IV. SUBJECT TO APPEAL (If applicable)**

Pursuant to the provisions of the Zoning Code of the Town of Hyde Park, this application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator/Building Inspector \_\_\_\_\_.  
(name)

A copy of this decision, dated \_\_\_\_\_, must be attached.

**V. APPEAL REQUEST**

**This appeal takes the form of a request for:**

Use Variance(s)

*Please be advised that all sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief. It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied. Additional sheets may be attached as necessary. Please also note carefully the list of required attachments on the last page of this application.*

**VI. VARIANCE REQUEST**

I/We \_\_\_\_\_, hereby apply to the Zoning Board of Appeals for a Variance to use the subject property as follows:

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**(1) The granting of the variance is necessary in order for me to realize a reasonable return on the property and my lack of return is substantial, as demonstrated by the following competent financial evidence and attached documentation:** (You must show, for example, that the property cannot be used or sold or leased for any permitted use, how you have actively tried to use, sell or rent for each use permitted, ex. ads, listings, and actual dollars and cents proof, through documentation, of how much money you would lose if no variance is granted.)

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**(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:** (You must show, for example, that the hardship applies only to your property and not to substantial portion of properties in district; that the hardship is not a general problem throughout district; that the hardship is unique to your property.)

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**(3) The requested use variance, if granted will not alter the essential character of the neighborhood:** (You must show, for example, that parking or traffic patterns, noise levels and lighting will not change, that the outward appearance of property will not change; that the use will not be out of harmony with district.)

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**(4) The alleged hardship was not self created:** (You must show, for example, that you purchased the property subject to restrictive zoning and that the zoning was adopted subsequent to your purchase of property.)

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**VII. LIST OF ATTACHMENTS**

1. Site or Plot Plan: Eleven (11) copies.
2. Financial (Economic) Statement. This statement should not be personal in nature. The data provided should relate directly to the property in question and should illustrate the economic injury or undue hardship suffered in the absence of the variance.
3. Letter or communication which resulted in application to the ZBA (if applicable).
4. List of abutting property owners, by name, address and grid number.
5. Letter of owner consenting to application (if applicable).
6. Type I Action Only – Original and six (6) copies of the SEQRA FULL ENVIRONMENTAL ASSESSMENT FORM, 617.21, Appendix A, DEC Model Form 14-16-2 (2/97) with Part I completed.
7. Unlisted Actions Only – Original and six (6) copies of SEQRA SHORT ENVIRONMENTAL ASSESSMENT FORM, 617-21, Appendix C, DEC Model Form 14-16-4 (2/87) Text 12, with Part I completed.
8. Other attachments deemed pertinent by the applicant (please list):

(a) \_\_\_\_\_

(b) \_\_\_\_\_

(c) \_\_\_\_\_

(d) \_\_\_\_\_

**VIII. SIGNATURE AND VERIFICATION**

*Please be advised that no application can be deemed complete unless signed below.*

I hereby certify that the information enclosed herewith and on the application is accurate and factual:

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

I the record owner do hereby authorize \_\_\_\_\_

to represent me before the Zoning Board of Appeals during the use

variance process:

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

September 2005