

VILLAGE OF CAMBRIDGE
56 NORTH PARK STREET
CAMBRIDGE, NY 12816
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Appeal # _____
Date RCVD: _____
Date of Public Hearing: _____
Date Notice Published: _____
Date of Final Action: _____
Date Filed with Clerk: _____

Application to ZBA for AREA Variance, Findings, and Decision

I (We) _____ of
(Name)

(Mailing Address)

(Telephone)

(Alternate contact number or email)

hereby appeal to the Zoning Board of Appeals of the Village of Cambridge, NY a decision of the Zoning Enforcement Officer, who did: _____ **GRANT** _____ **DENY** a permit to (describe the project):

The affected project is located at _____
(Specific Location)

The Tax Map Number is _____

Zoning Permit Number: _____

The Zoning Enforcement Determination was dated _____

(Attach a copy of the determination)

Has a previous appeal been made with respect to this property? _____ Yes _____ No

If Yes, date of appeal and appeal number is _____

Do ZBA members have permission to inspect the property? _____ Yes _____ No (Please Initial)

Does the Zoning Enforcement Officer have permission to inspect the property? _____ Yes _____ No
(Please Initial)

APPLICANT'S SIGNATURE

I, hereby, affirm that I am the owner or authorized agent, and I am authorized to submit this request.

Applicant Signature: _____ Date: _____

No Area Variance will be granted without a consideration by the board of appeals of the following five factors. Not all factors are required to be met for an approval. However, address each factor to the best of your ability. Describe each of these factors as they relate to your project. Use an additional sheet if needed.

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 area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. Whether the need for the variance was self-created or was caused by factors outside the control of the applicant. (NOTE: An area variance may be granted even if the need for it was self-created.)

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS

The Zoning Board of Appeals (ZBA), after taking into consideration the above five factors, finds that:

_____ the Benefit to the applicant DOES NOT OUTWEIGH the detriment to the neighborhood or community and therefore the variance request is **DENIED**.

_____ the Benefit to the applicant DOES NOT CREATE a detriment to the neighborhood or community and therefore the variance request is **GRANTED**.

Reasoning described (this MUST be filled out):

Applicable Section of Zoning Law: _____

FURTHER, the ZBA finds that a variance of _____

from Section _____

of the Village of Cambridge Zoning Law is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because _____

FURTHER, the ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition 1: _____

Adverse impact to be minimized by: _____

Condition 2: _____

Adverse impact to be minimized by: _____

Condition 3: _____

Adverse impact to be minimized by: _____

Printed Name: _____

SIGNATURE: _____

Date: _____

(Chair)

RECORD OF VOTE:

Chair: _____ Aye _____ Nay _____

Member: _____ Aye _____ Nay _____

Member: _____ Aye _____ Nay _____

Member: _____ Aye _____ Nay _____

Member: _____ Aye _____ Nay _____