

# Town of Torrey

Post Office Box 280  
56 Geneva Street  
Dresden, New York 14441  
315-536-6376 (Office)  
315-536-5655 (Fax)

Application No.: AV \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Fee Paid \_\_\_\_\_  
Town Clerk Initials \_\_\_\_\_  
Referred to Pln. Bd.- Date \_\_\_\_\_  
Referred to Co. Pln. Bd.- Date \_\_\_\_\_  
ZBA Decision \_\_\_\_\_  
Date \_\_\_\_\_

Reference: Article XIX, Town of Torrey Zoning Law

## Area Variance Application

**Instructions:** Please complete Items 1 – 8. If an item is not applicable, enter NA. Return the original completed application and attachments with 9 copies to the Town Clerk.

Initial Application                       Revised Application (Prior Application No. \_\_\_\_\_)

### 1. Subject Property

Address \_\_\_\_\_ Tax Map Number \_\_\_\_\_

### 2. Applicant

Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone: Day \_\_\_\_\_ Night \_\_\_\_\_ Cell \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

### 3. Property Owner (If Applicant is not the Property Owner)

Name \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone: Day \_\_\_\_\_ Night \_\_\_\_\_ Cell \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

#### 4. Variance Requested

Variance is requested for:  Principal Building  Accessory Building

Reason the Variance is requested:

Lot Dimensions  Setback Dimensions  Height

Lot Coverage  Other \_\_\_\_\_

#### 5. Description of Requested Variance

Provide a quantitative description of the variance requested and the magnitude of the departure from the Bulk Regulations (see Town of Torrey Zoning Law, Appendix 1). \_\_\_\_\_

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Explain why the variance is necessary for and beneficial to the applicant.

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## 6. Justification for the Variance

New York State Town Law §267-b.3 mandates that the Zoning Board of Appeals consider the following five (5) criteria in determining whether to grant an area variance. Please respond to each criterion. If you enter NA, explain why.

- A. The proposed variance will not change the character of the neighborhood or be a detriment to neighboring property.

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- B. The benefit sought cannot be feasibly achieved except through the proposed variance.

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- C. The proposed variance is not substantial.

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- D. The proposed variance will not adversely affect the physical or environmental conditions in the neighborhood or district.

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- E. The difficulties resulting from not having the variance are not self-created.

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## 7. Supporting Documents

The Applicant must attach the following documentation.

- A. A copy of the building permit application signed by the Zoning Officer.
- B. A drawing or sketch of the subject property that shows:
  - 1. the property lines;
  - 2. all relevant structures on the property;
  - 3. any proposed structure(s);
  - 4. the distances from structures to the property lines;
  - 5. any watercourse on or adjacent to the subject property.
- C. Copy of the Tax Map which shows the subject property and adjacent properties.
- D. Any letters of support from adjacent property owners and any other material that the applicant feels is relevant for the Board's consideration.

## 8. Affirmation by Applicant/Property Owner

I declare that the contents of this application are true and correct to the best of my knowledge. I grant permission for the Torrey Town Board or its designees to inspect the site identified in Item 1 of this application.

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Property Owner Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

(Required if the Applicant is not the Property Owner)

State of New York                      Sworn to this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
County of \_\_\_\_\_                  Notary Public \_\_\_\_\_