

**Town of LeRay**  
**Zoning Board of Appeals**  
**APPLICATION FOR A USE VARIANCE**

Appeal Concerns Property at the following address:

\_\_\_\_\_  
\_\_\_\_\_

County Tax Map Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Zoning District Classification: \_\_\_\_\_

Date Applicant Acquired Property: \_\_\_\_\_

(If property is not owned by the applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf.)

The applicants appeal from a decision of the Zoning Enforcement Officer concerns the following:

\_\_\_\_\_ Denial of an Application for a Zoning Permit (Attach to Application)

Describe the Proposed Activity: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Denial was made based on the following sections of the Zoning Code(s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Zoning Enforcement Officer's Decision: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State what type of a use variance you are requesting: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OFFICE USE ONLY**

Application # UV- \_\_\_\_\_

Application Fee \$100.00 \_\_\_\_\_

Date of Application: \_\_\_\_\_

(Postmark or Hand Delivered)

Date of Public Hearing: \_\_\_\_\_

Date of County Referral: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Date of Filing of Decision with the

Municipal Clerk: \_\_\_\_\_

TEST: No use variance will be granted without showing by you (the applicant) that applicable zoning regulations and restrictions have caused unnecessary hardship. The following tests must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit. Below please briefly describe how each of the four variance tests is met. Attach all supporting material.

1. The applicant cannot realize a reasonable return, as shown by competent financial evidence. The lack of return must be **substantial**: (ex. Bill of Sale, Tax Bill, Present Value of Property, Lease Agreement, Realtors Statement of Inability to Rent/Sell)

Proof: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The alleged hardship relating to the property is unique. (The hardship may **not** apply to a substantial portion of the zoning district or neighborhood.):

Proof: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The requested use variance, if granted, will not alter the essential character of the neighborhood:

Proof: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The alleged hardship has not been self-created:

Proof: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_