



**FORM: ZBA01**

**Area Variance Application**

City of Newburgh, New York, Zoning Board of Appeals

123 Grand Street, Newburgh, New York 12550

Phone: (845) 569-7400 Fax: (845) 569-0096

www.cityofnewburgh-ny.gov

**AREA VARIANCE APPLICATION**

All Area Variance applications must include sufficient plans and descriptive information. All Area Variance applications require form LDA01 and all information required therein, in addition to the requirements below.

PROPERTY ADDRESS: \_\_\_\_\_

*The applicant must fill in all sections completely. A variance constitutes relief from the strict application of Zoning Ordinance requirements, and the Zoning Board of Appeals is required to give sound reasons, based on the information contained in this application, for granting this relief. The applicant should add as much detail as possible when completing B (1)-(6) in Part II of this application to enable the ZBA to balance the benefit of the variance to the applicant against the detriment to the health, safety, and welfare of the neighborhood or community. Attach additional information to this application as necessary.*

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|--|
| <input type="checkbox"/> <b>Denial Letter from Building Inspector:</b> Letter communicating the Building Inspector's decision or determination that resulted in application for appeal to the ZBA. Informational Inspection Report is sufficient for this purpose.   |
| <input type="checkbox"/> <b>Plot Plan:</b> Eleven (11) copies. If the use variance applied for involves any expansion of existing buildings or new construction on the site, then the applicant must submit eleven (11) copies of a complete plot plan of the proposed expansion drawn to scale with accurate dimensions, showing the location of all existing and proposed structures on the lot in sufficient detail to enable the zoning board to determine compliance with PART II B(1)-(4) below. |
| <input type="checkbox"/> <b>Site Context Map:</b> Eleven (11) copies. Please submit eleven (11) copies of a site context map showing the zoning of the parcel in question, as well as the zoning of all adjacent properties.   |

**FOR INTERNAL USE ONLY**

Appeal Number:

Notes:



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**A. SUBJECT TO APPEAL**

Pursuant to Section 300-114 of the Zoning Ordinance, this application, relative to the above referenced property, constitutes an appeal from the decision or determination\* of the Administrative Official of the Zoning Ordinance (the Building Inspector of the City of Newburgh).

Name of Official:

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*\*Please attach a copy of the decision or determination appealed.*

**B. AREA VARIANCE REQUEST**

I/We, \_\_\_\_\_, hereby apply to the Zoning Board of Appeals for a variance from the following requirements of the Zoning Ordinance:

Indicate below the area variances that are needed:

Zoning Limit	Required	Provided	Variance Requested
Parking			
Lot Area			
Lot Width			
Lot Depth			
Front Yard			
Side Yard			
Rear Yard			
Building Height			
Other:			
Other:			



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- (1) List in as much detail as possible the specific benefits to the applicant of the requested variance(s):

- (2) Explain whether the granting of the variance(s) will produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties:

- (3) Explain if the granting of the variance(s) is necessary or whether the benefit to the applicant can be achieved by some other feasible method, other than an area variance:



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- (4) Explain if the requested variance(s) is substantial, and if not, explain why it is not substantial:

- (5) Explain if the variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. If not, please justify why it won't have an adverse effect.



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- (6) Explain if your need for an area variance is the result of self-created difficulties on your part. If not, please explain how the difficulties are not self-created.

**K. Signatures**

By signing this application the applicant attests that, to the best of his or her knowledge, all information provided herein is accurate and truthful. The undersigned further agrees the subject premises may be entered and inspected by any City Staff, Board, or Commission members responsible for of the review or approval of this application.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date