

TOWN OF BRISTOL
Ontario County, New York

APPLICATION FOR A USE VARIANCE

A Use Variance is the authorization by the Zoning Board of Appeals of the Town of Bristol for a purpose which is otherwise not allowed or is prohibited by the *Zoning Ordinance of the Town of Bristol*. The goal of zoning is to provide area standards that apply to all properties equally within a given district.

Contact Information:

Town of Bristol Code Enforcement Officer

Phone: (585) 229-2440

FAX: (585) 229-4319

E-Mail: brcodes@frontier.com

Applicant's Name: _____

Phone No.(H): _____

Mailing Address: _____

Phone No.(W): _____

_____ ZIP _____

Cell Phone: _____

Property Owner's Name: _____

Phone No.: _____

Address: _____

If Property Owner is different from Applicant
Statement authorizing application is required.

_____ ZIP _____

Property Location: _____

Tax Map No.: _____ Zoning District: _____

Description of request for Use Variance:

GENERAL INFORMATION FOR APPLICANT:

Complete and/or provide the following:

1. Complete the Use Variance Criteria section of this Application (Page 2).
2. Page 1 of the Environmental Assessment Form must be completed by the applicant and accompany the application (Part 617 of the Environmental Conservation Law – State Environmental Quality Review, or SEQR)
3. A detailed plot plan or diagram must be provided, showing dimensions and shape of lot, size and locations of existing features (buildings, driveways, septic, water, etc.), locations and dimensions of proposed buildings or alterations and any natural or topographic peculiarities of the lot. This plot plan should also include the distances to the nearest structures on abutting properties.
4. Blueprints, surveys, photos and other documents may be helpful in explaining your variance request and should be included with your application.

This Application and all documentation must be submitted to the Code Enforcement Officer no later than two weeks prior to the Zoning Board of Appeals meeting. (Board meets the 2nd Tuesday of the month at 7:00 P. M. in the Bristol Town Hall.)

Date: _____

Fee Paid: \$ _____
(See T/O Bristol "Fee Schedule")

Applicant Name and Address:

Date Paid: _____

Rec. by: _____

_____ ZIP _____

CRITERIA FOR A USE VARIANCE

(To be completed by Applicant)

In order for a Use Variance to be granted, the Applicant must demonstrate to the Zoning Board of Appeals that the strict application of the terms and conditions of the **Zoning Ordinance of the Town of Bristol** would cause undue hardship. The below-listed criteria must be met before the Zoning Board of Appeals can find that a hardship exists. Please explain how your situation meets each of these criteria, either in the space provided, or on a separate sheet.

1. The Applicant cannot realize a reasonable financial return on the property in question unless the variance is granted as shown by competent financial evidence. The lack of financial return must be substantial. Please explain:

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.) Please explain:

3. The granting of a Use Variance will not alter the essential character of the zoning district or neighborhood. Please explain:

4. The alleged hardship has been self-created. ____Yes ____No
(The Applicant must show the need for a Use Variance is due to the nature of the property, not the action of the owners.)
Please explain:
