

*Application to*  
**ZONING BOARD OF APPEALS**  
Town of Harrison

Date of Disposition \_\_\_\_\_ Calendar No. **Z** \_\_\_\_\_  
Disposition \_\_\_\_\_ Dated Filed: \_\_\_\_\_

Street Address of Property \_\_\_\_\_

Tax Assessment Map Block: \_\_\_\_\_ Lot: \_\_\_\_\_

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

Applicant: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Telephone Number: \_\_\_\_\_

Property owner: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature of property owner: \_\_\_\_\_

Person presenting application (architect, attorney), if applicable:

\_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Requested Action: \_\_\_\_/Area Variance \_\_\_\_/ Use Variance \_\_\_\_/ Other \_\_\_\_\_

Basis of Jurisdiction: \_\_\_\_/ Appellate \_\_\_\_/ Original \_\_\_\_/ Other \_\_\_\_\_

Date of Denial letter: \_\_\_\_\_ (*You must attach a copy of the denial letter*)

What Section(s) of the Harrison Town Code is (are) in question?

What is the general objective of this application? What do you want to do that you have been told you cannot do?

What specific relief is requested from the Board of Appeals? If a variance is requested, state the applicable zoning requirement (*e.g.* number of feet) and the requested variance (*e.g.* number of feet) from that requirement.

Is this property completely conforming with all the requirements of the Zoning Code, except for the relief requested by this application? \_\_\_\_\_ If not, specify why not. **NOTE: The Zoning Board will not hear an application for a variance if there are existing violations other than those that would be cured by the requested variance(s).**

Have any previous applications been made to the Board of Appeals or Planning Board concerning the property, or any summons or warrant issued for a court appearance concerning the matter in question? If so, summarize the proceeding and the disposition and attach a copy of each decision and/or resolution.

Is there any alternative to the proposed improvement or relief? \_\_\_\_\_ If there is, describe the alternative and explain why you are not adopting it. State whether the alternative would also require relief from the Board of Appeals.

List the name, address and extent of interest in this application of any employee(s) or officer(s) of the Town or Village of Harrison.

On a separate paper,

1. *For area variances, set forth:*

The benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;

(i) what 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 variances;

- (ii) why the benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (iii) how substantial is the requested area variance;
- (iv) why proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- (v) how the alleged difficulty was created.

2. *For use variances, set forth:*

- (i) How the applicable zoning regulations and restrictions have caused unnecessary hardship;
- (ii) Demonstrate that for each and every permitted use under the zoning regulations for the particular district where the property is located that:
  - (A) the applicant cannot realize a reasonable return and set forth or attach competent financial evidencing of such lack of reasonable return;
  - (B) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
  - (C) the requested use variance, if granted, will not alter the essential character of the neighborhood; &
  - (D) the alleged hardship has not been self-created.

***I understand that I must attach: (1) a copy of the Building Inspector's decision or denial letter; (2) a short form Environmental Assessment form; (3) a survey of the property showing all features relevant to the variance; & (4) a copy of any prior decisions or resolutions regarding the property and submit an original and 9 copies of all the papers to the Secretary of the ZBA. Incomplete applications may not be accepted or put on the agenda.***

***I also understand I must also post a sign pursuant to section 235-82 and send written notification by certified mail, return receipt requested pursuant to section 235-83 before your appeal will be heard.***

I hereby depose and say that all of the above statements and all statements contained in papers submitted with this application are true.

Sworn to before me  
 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Title:

\_\_\_\_\_  
 Notary Public, State of

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 Does this application require referral to the Westchester County Department of Planning? \_\_\_\_\_

\_\_\_\_\_  
 Building Inspector