

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:

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)