

# Town of Ulster Zoning Board of Appeals

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## Application for Use Variance

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To request a *Use Variance*, complete the following application and submit it to the Zoning Enforcement Officer together with the requisite fee.

**Applicant's Name:** \_\_\_\_\_

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

\_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**Owner of Record:** \_\_\_\_\_

**Location of Premises:** \_\_\_\_\_

**Tax Map #** \_\_\_\_\_

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

**Intended Use:** \_\_\_\_\_

\_\_\_\_\_

**Because a Use Variance runs with the land, it may not be granted to ease the personal difficulties of the current landowner so an applicant, to be entitled to a Use Variance, must demonstrate to the Board of Appeals that:**

1. Cannot realize a reasonable return substantial as shown by competent financial evidence.
2. Alleged hardship is unique and does not apply to substantial portion of district or neighborhood.
3. Requested variance will not alter essential character of the neighborhood
4. Demonstrate that the hardship is not self-created.

**Please submit a narrative describing your request and why you believe a Use Variance should be granted.**

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

\_\_\_\_\_  
Appeal # \_\_\_\_\_