City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866

City of Lackawanna Zoning Board of Appeals Area Variance Application

Date _____

Criteria for an **Area** Variance

Before the Zoning Board of Appeals ("ZBA") may grant an Area Variance the applicant must provide proof of, and the ZBA must consider the following:

1. Whether an undesirable 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 variance;
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
3. Whether the requested area variance is substantial;
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance

The ZBA, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

In order to establish the above, please complete the questions below. You may use additional pages and include pictures if necessary.

Property Address: _____

1.) Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the arear variance, and if not why not?

_____

_____

_____

_____

_____

2.) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance, and if not why not?

_____

_____

_____

_____

_____

3.) Is the requested area variance substantial when considered against adopted area zoning regulations?

_____

_____

_____

_____

_____

4.) Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

_____

_____

_____

_____

_____

5.) If the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance?

_____

_____

_____

_____

_____

Printed Name _____

Signature _____