



TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: ☐ Variance or ☐ Interpretation (Check one)

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:

Telephone: _____
Email: _____

CASE #: _____

Date received: _____ Fee Rec'd: _____

Hearing Date: _____

Publish date: _____

UCPB referral date (if applicable) _____

UCPB Meeting Date: _____

Location of subject property if different from Owner's mailing address:

2. Section: _____ Block: _____ Lot: _____

Date property acquired: _____ Acreage: _____ Current zoning district: _____

3. Is property located within 500 feet of any County or State road, property, or building? _____

If so, this application will be referred to the Ulster County Planning Board for its recommendation.

4. Is property located within 100 feet of a Water Course, Wetland, or Water Body? _____

5. Pertinent sections of the Zoning Law that apply and description of the Variance or Interpretation requested: **(FOR OFFICE USE ONLY)**

ZONING BOARD OF APPEALS
CRITERIA FOR CONSIDERATION OF APPEALS FOR AREA VARIANCES

When an applicant requests an area variance, the law requires the Zoning Board of Appeals to balance two elements: the benefit to the applicant from the variance and the detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance was to be granted. The Zoning Board of Appeals will consider the five factors listed below in balancing these interests. The applicant may wish to use these factors as a guide in the below presentation of his/her appeal.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variances.
2. Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.
3. Whether the requested variance is substantial.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district
5. Whether the alleged difficulty was self-created (this will not necessarily preclude the granting of an area variance of an area variance).

6. Reason for Variance (for example, what you want to build or install and why) or Interpretation request:

7. Names and mailing addresses of the owners and S.B.L numbers of ALL properties abutting the boundaries of the land involved in this application as such names appear on the last completed tax roll. (If more space is needed, use additional sheets.)

Section-Block-Lot	Name	Mailing Address
1.		
2.		
3.		
4.		
5.		
6.		
7.		

8. **Designation of Representative.** [If the Owner has designated another person to represent them, the name of that person must be entered below.]

As the Owner of the property that is the subject of this Application, I do hereby designate

[Print name, address, and telephone number of Representative]

to represent me before the Woodstock Zoning Board of Appeals and any adjournments thereof with regard to all matters as may pertain to this Application.

9. Signature of Owner and date:

_____ Date:_____

The Owner of the subject property or their Representative (with written authorization to represent the owner if that authorization is not given above) **MUST** be present at the Public Hearing.

Required Attachments :

1. ☐ Building Permit History
2. ☐ Site Plan or Plot Plan (2 copies) accurate measurements must be included
3. ☐ Tax Map 11 x 17
4. ☐ Does action involve any approval from the Planning Board or any other boards? Please submit pertinent information regarding such actions.