

AREA VARIANCE REVIEW PROCESS

Submit completed Zoning Board of Appeals application

Pay one-hundred fifty dollar (\$150) **non-refundable** application fee

Submit letter of intent

Submit survey with proposed structure indicated on the survey with all proposed setbacks shown

Submit elevations of proposed structure

Applicant shall adhere to all requirements set forth in 6 NYCRR Part 617 as they relate to the State Environmental Quality Review (SEQR)

If required by General Municipal Law Section 239-m, attend Wayne County Planning Board meeting (see schedule)

Attend Town of Lyons Zoning Board meeting (see schedule)

Public Hearing is required

Also, the following five (5) factors are considered by the Board:

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 variance
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 conditions in the neighborhood or district
5. Whether the alleged difficulty was self-created (that it will not necessarily preclude the granting of the area variance)