Notice of Public Hearing ZBA Area Variance (Model)

NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS [CITY/VILLAGE/TOWN] OF [NAME OF CITY/VILLAGE/TOWN]

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the [City/Village/Town] of [name of City/Village/Town] will hold a public hearing on [date], at [time], at the [City/Village/Town] Hall, [address], on the request of [name], regarding property located at [address], known as Tax Map No. [no.] and located in a [type of District] district. The application is for a

[describe], such as:

AN AREA VARIANCE TO REDUCE THE REQUIRED REAR SETBACK FROM 20 FEET TO 3 FEET

-OR-

AN AREA VARIANCE TO ALLOW 35 OFF-STREET PARKING SPACES FOR A 7,000-SQUARE FOOT PROPOSED RETAIL ESTABLISHMENT. THE [CITY/VILLAGE/TOWN]'S ZONING ORDINANCE REQUIRES ONE PARKING SPACE PER 100 SQUARE FEET FOR RETAIL ESTABLISHMENTS, OR 70 PARKING SPACES.]

-OR-

AREA VARIANCE: INSUFFICIENT FRONT FOOTAGE

To permit the construction of a [type of structure] to be used as [describe use] on property designated as Tax Map No. [no.], located at [address], which parcel of land has [no.] feet or frontage on the street, in variance with the [City/Village/Town] of [name of City/Village/Town] Zoning Ordinance which requires [no.] feet of contiguous street frontage in a [type of District].

-OR-

AREA VARIANCE: INSUFFICIENT HEIGHT

To permit the construction of [describe what will be constructed] which will consist of a [no.] – foot by [no.]-foot building with a height of [no.] feet on the parcel of land of property designated as Tax Map No. [no.], located at [address], in variance with the [City/Village/Town] Zoning Ordinance which requires that buildings in the [type of District] do not exceed [no.] feet in height.

-OR-

AREA VARIANCE: MAXIMUM LOT COVERAGE

To permit the construction of a [no.]-square foot [type of structure] on a parcel of land consisting of [no.] acres of land and being a portion of the property designated as Tax Map No. [no.], located at [address], in variance with the [City/Village/Town] of [name of City/Village/Town] Zoning Ordinance which requires a maximum lot coverage not to exceed [percentage] in a [type of District].

The application for this use variance is open to inspection at the office of the [City/Village/Town] Code Building, [address]. Persons wishing to appear at the hearing may do so in person or by other representation, or by submitting written comments and suggestions. Persons with disabilities who require assistance in attending said public hearing, or in furnishing comments and suggestions, should contact the undersigned to request such assistance.

Communications in writing in relation thereto may be filed with the Board, or at such hearing.

[NAME], CHAIR ZONING BOARD OF APPEALS

