



Village of Saranac Lake - Planning Department
39 Main St.
Saranac Lake, NY 12983
Phone (518) 891-4150
www.saranaclakeny.gov

Instructions:

- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Dependent on the project scope, a public hearing may be required: <https://ecode360.com/31626259>
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

AREA VARIANCE APPLICATION			
Project Address:	Tax Map #:	Zoning District	
Property Owner Name:	Applicant Name (if different):		
Address:	Address:		
City:	State:	City:	State:
Phone:	Zip:	Phone:	Zip:
Email:	Email:		

Please provide a written description of the project. The narrative should describe why a variance is requested.

Narrative

Property Owner Signature(required): _____ Date: _____

Applicant Signature(if different): _____ Date: _____

Refer to Code dimensional standards at: <https://ecode360.com/attachment/SA0109/SA0109-106b%20Schedule%202.pdf> to complete the 'Allowed/Required' column on the Project Data Table below. Complete the 'Requested Relief' column for each standard from which a variance is requested.

Project Data Table	Allowed/ Required	Proposed	Requested Relief
Lot Area			
Front Setback			
Rear Setback			
Side Setback			
Shoreline Setback			
% of lot coverage by principle building			
% of lot coverage by impervious surface			
Building Height/Stories			

Criteria Response

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Development Board must also consider the criteria below.

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:

Explanation

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:

Explanation

Criteria Response, continued

3. Whether the requested area variance is substantial:

Explanation

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

Explanation

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

Explanation