

TOWN OF LAKE GEORGE

ZONING BOARD OF APPEALS

TOWN CENTER, 20 OLD POST ROAD

LAKE GEORGE, NY 12845

Telephone No: 518-668-5131

Fax No: 518-668-0269

Email: pzclerk@lakegeorgetown.org

SIGN VARIANCE REQUEST

APPLICATION NO: _____

DATE: _____

10 COPIES OF THE APPLICATION, MAP TO SCALE & FEES MUST BE SUBMITTED BY THE 15TH OF THE MONTH OR NEXT BUSINESS DAY IF THE 15TH FALLS ON A WEEKEND.

APPLICANT'S NAME: _____ PHONE NO: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____

OWNER'S NAME: _____ PHONE NO: _____

(IF DIFFERENT)

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TAX MAP NO: _____ ZONING DISTRICT: _____

LOCATION OF PROPERTY:

PRESENT USE OF PROPERTY:

BRIEF DESCRIPTION OF PROJECT: _____

The following information is to be provided, in detail, on a separate sheet and attached to this application.

- Map drawn to scale showing all structures, non-permeable surfaces north depicting arrow and location map.
- Elevation plan of existing structure(s) or proposed structures depicting location of sign/s.

Compliance with Sign Ordinance

Sections that apply: _____

What signs are you allowed per ordinance?

Sign Type	How Many Allowed	Square Feet	Height
Wall			
Freestanding			

This application is for a change in the:

_____ Number of Signs: From (currently)_____ To (proposed)_____

_____ Setback for Sign

_____ Size of Sign

_____ Height of Sign

_____ Other (specify) _____

Elevation:

For wall signs, provide a scale drawing of the façade the sign(s) will be located upon, with location(s) shown.

The following information to be provided:

Sign Number _____ (if you applying for more than one (1) sign).

Sign Type	Existing	Proposed	Length	Width	Total Size (Sq. Ft.)	Height
Wall						
Freestanding						
Illuminated						

Property Line Setbacks: Front_____ Side_____

Sign Wording _____

Attach a sketch or submit manufacturer's rendition of the sign.

(a) The Board of Appeals shall have the power, upon an appeal from a decision or determination of the Zoning Officer, to grant area variances from the area or dimensional requirements of this chapter.

(b) In making its determination, the Board of Appeals shall take into consideration the benefit to the applicant if the 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 Board of Appeals shall also consider:

[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.

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

(c) The Board of Appeals, in the granting of an area variance, 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.

Imposition of conditions. The Board of Appeals shall, in the granting of an area variance, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property or the period of time such variance shall be in effect.

Such conditions shall be consistent with the spirit and intent of this chapter and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

This page includes the following: 1). Authorization to Act as Agent Form. 2) Engineering Fee Disclosure. 3) Authorization for Site Visits. 4) Other Permit Responsibilities. 5) Official Meeting Disclosure and 6) Agreement to provide documentation required.

2. ENGINEERING FEE DISCLOSURE: Applications may be referred to the Town consulting engineer for review of septic design, storm drainage, etc. as determined by the Zoning or Planning Boards. Fees for engineering review services will be charged directly to the applicant. Fees for engineering review will not exceed \$1,000 without notification to the applicant.

3. AUTHORIZATION FOR SITE VISITS: by signing this page and submitting the application materials attached here, the Owner, Applicant and his/hers/their agent(s) hereby authorize the Zoning Board or Planning Board and Town Staff to enter the subject properties for the purpose of reviewing the application submitted.

4. OTHER PERMIT RESPONSIBILITIES: Other permits may be required for construction or alteration activity subsequent to approval by the Zoning Board or Planning Board. It is the applicant's responsibility to obtain any additional permits.

5. OFFICIAL MEETING MINUTES DISCLOSURE: It is the practice of the Community Development Department to have a designated stenographer tape record the proceedings of meetings resulting from application, and minutes transcribed from those tapes constitutes the official record of all proceedings.

6. AGREEMENT TO PROVIDE DOCUMENTATION REQUIRED: I, the undersigned, have thoroughly read and understand the instructions for submission and agree to the submission requirements, I acknowledge no construction activities shall be commenced prior to issuance of a valid permit. I certify that the application, plans and supporting materials are a true and complete statement/description of the existing conditions and the work proposed, and that all work will be performed in accordance with the approved plans and in conformance with local zoning regulations. I acknowledge that prior to occupying the facilities proposed, I or my agents, will obtain a certificate of occupancy as necessary. I also understand that I/We may be required to provide an as-built survey by a licensed land surveyor of all newly constructed facilities prior to issuance of a certificate of occupancy.

AUTHORIZATION FORM

“TO ACT AS AGENT FOR”

I, _____ seller/owner of premises
located at _____ hereby designate:

(Name) (Address)

(City) (State) (Zip) (Phone)

to act as agent for this area variance application.

OWNER'S SIGNATURE: _____ **Date:** _____

IF THIS AUTHORIZATION FORM IS NOT APPLICABLE, PLEASE SIGN AND DATE
SIGNATURE: _____ **DATE:** _____

OFFICE USE ONLY
Date: _____ Amount: _____
Receipt Number: _____

