



INCORPORATED VILLAGE OF OCEAN BEACH

POST OFFICE BOX 457
OCEAN BEACH, NEW YORK 11770-0457
TEL: (631) 583-5940 FAX: (631) 583-7597
www.villageofoceabeach.org

APPLICATION TO APPEAR BEFORE THE ZONING BOARD OF APPEALS
RESIDENTIAL APPLICATION FEE & COSTS: \$1,000.00
COMMERCIAL APPLICATION FEE & COSTS: \$1,500.00
(ALL NON-REFUNDABLE)

1. Applications must be submitted with complete information and will be reviewed for form and completeness. If found ready for a hearing, the applicant will be placed on agenda and the scheduled meeting will be posted and advertised.
2. The application fees are: \$500/residential & \$1,000/commercial. There is an additional fee of \$500 which is required for both Residential and/or Commercial applications to cover all associated costs.
3. It is required that the Applicant do the necessary mailing to the adjacent property owners (Certified Mail - Return Receipt Requested) with evidence of said mailing and receipts given to the Village 3 days before the Zoning Board of Appeals hearing. The Village Office will help identify property owners with address information.
4. **TEN (10) COMPLETE SETS** consisting of the following:

Received

Yes No

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Completed Application with all plans</u> (A signed application to appear before the Zoning Board of Appeals, correctly identifying the owner of the property as well as the Applicant. Application must be completed, front and back. The question involved shall reference the specific paragraph of the Zoning Code of the Village of Ocean Beach. You may view the Village Code book at the Village office, during regular business hours or online at the Village's website: www.villageofoceabeach.org) |
| <input type="checkbox"/> | <input type="checkbox"/> | A signed Building Permit Application, SHOWING DENIAL, by the Building Inspector, is required with the following attachments: |
| <input type="checkbox"/> | <input type="checkbox"/> | All necessary fees accompanying ZBA Application. |
| <input type="checkbox"/> | <input type="checkbox"/> | A stamped copy of current survey, no older than five (5) years. (If survey is older than 5 years, a notarized affidavit stating that no work has been constructed on the property that would alter the survey as is.) |
| <input type="checkbox"/> | <input type="checkbox"/> | A plot plan showing proposed construction, including dimensions of proposed setbacks, dimensions of proposed work, zoning calculations which report existing, allowed and proposed. A MARKED UP SURVEY IS NOT ACCEPTABLE. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affidavit of mailing to neighbors regarding scheduled meeting and comments. |

ALL SUBMISSIONS SHALL BE LEGIBLE, PREFERABLY TYPED, BUT MAY ALSO BE NEATLY PRINTED OR HAND WRITTEN.



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(To be filled in by Board of Appeals)

Number	_____	
Permit Issued	_____	20
Permit Expires	_____	20
Zoning District	_____	
Approved for Public Hearing	_____	20
Denied	_____	20

This application is to be submitted in DUPLICATE. Use ink or typewriter. ANSWER ALL THE FOLLOWING:
The Owner of this property is:

(Name)

(Address)

Applicant:

(Name)

(Address)

1. ___ Appeal from Building Inspector's Decision.
2. ___ Regulation.
3. ___ Appeal for variation.

QUESTION INVOLVED: _____

as provided in Article 18, Paragraph _____
 Lot Number _____ Size of Lot: Feet Front _____ Feet Deep _____
 Estimated value of proposed work \$ _____
 Name of Village _____
 Name of Street _____ Side of Street: North _____ East _____ South _____ West _____
 Nearest Cross Street _____ Distance from this cross street _____ Ft.
 Property is north _____ east _____ south _____ west _____ from Cross Street
 If on Corner, which corner, northeast _____, northwest _____, southeast _____, southwest _____
 (Designate by marking with an "X" in the correct space.)

NATURE OF PROPOSED WORK

_____ Construction of a new building.
 _____ Addition to a building.
 _____ Alteration to a building.
 _____ Other work. Describe: _____

OCCUPANCY

Main Building
 One-family dwelling _____
 Two-family dwelling _____
 _____-family apartment house _____
 Store building _____
 Other: _____

Signed: _____

Date: _____

A Building Permit Must Be Obtained Before Beginning Work

Findings of the BOARD OF APPEALS:

DATE PAID: _____ AMOUNT: \$ _____ CR # _____



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QUESTIONNAIRE

1. Has building permit been refused by Building Inspector _____
2. Is there a school, church or a hospital within 200 feet of the premises in question? _____
3. Name and address of owner directly north _____

4. Name and address of owner directly south _____

5. Name and address of owner directly east _____

6. Name and address of owner directly west _____

7. Name and address of first building to the north _____
and approximate distance from this property _____ feet.
8. Name and address of first building to the south _____
and approximate distance from this property _____ feet.
9. Name and address of first building to the east _____
and approximate distance from this property _____ feet.
10. Name and address of first building to the west _____
and approximate distance from this property _____ feet.

ZONING SPECIFICATIONS. Fill in for new building, or addition to existing building, or a change of occupancy.

	North	
West		East
	South	

Indicate on the plot plan street names, the location and size of the property, the location, size and setbacks of proposed buildings, and the location of all existing buildings. Show proposed building (s) in dotted line and existing buildings (s) in solid line.

Size of property _____ ft. x _____ ft.
Size and use of existing buildings, if any _____

Ground floor area _____ sq. ft.

Height (from grade to ridge) _____ ft.

Front yard setback _____ ft.

Side yards NORTH _____ ft. and SOUTH _____ ft.

(or) WEST _____ ft. EAST _____ ft.

Rear Yard _____ ft.

If on corner setback from side street _____ ft.

What is the average setback of existing buildings on street? _____ ft.

Note: All distances are net, as measured from property line to nearest part of building.



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STATE OF NEW YORK)
) s.s.:
COUNTY OF SUFFOLK)

We, the undersigned, hereby state that we have read the Zoning Laws of the Village of Ocean Beach, particularly with respect to side yards (Par. 164-25), rear yards (Par. 164-22). We are seeking a variance (s) for a condition which is not in conformance with the above paragraphs. This non-conformance was in existance prior to our ownership of this property and was not creted through any action on our part. To the best of our knowledge, no work requiring a building permit has been performed on our property, by us or on our behalf, without such a permit.

Property Owner Printed Name

Property Owner Signature

Sworn to before me this _____

Day of _____, 20 _____

Notary Public