

ZONING BOARD OF APPEALS - TOWN OF CAROGA, NY

Application for Zoning Board of Appeals

Appeal Number: Z2021-10

Dated: November 16, 2021

To the Zoning Board of Appeals, Town of Caroga, New York.

I Jennifer Blowers of

Street address: 1840 State Highway 10, Caroga Lake, NY 12032

Mailing address: PO Box 328, Caroga Lake, NY 12032

HEREBY APPEAL TO THE ZONING BOARD OF APPEALS; FROM THE DECISION OF THE
CODE ENFORCEMENT OFFICER ON APPLICATION FOR:

Building Permit Number: 2021276 Dated: November 5, 2021

Building Permit Number: 2021277 Dated: November 5, 2021

WHEREBY THE CODE ENFORCEMENT OFFICER:

(☒) GRANTED (☐) DENIED

Name of Permit Applicant: David Flavo

Property Location/Street Address: 300 County Highway 111

Section, Block and Lot Number: 68.5-2-2

Zoning District of said Property: LFB and Hamlet

Type of Permits Applied for: 2021276 is for a 40' X 60' Garage
2021277 is for a 30' X 50' Single Family Dwelling

Is this applicant in need of a certificate for continuation of a nonconforming use: No

Is the applicate seeking a review of the decision of the code officer: Yes

Provisions(s) of the Zoning Ordinance (Local Law) Appealed:

Indicate the article, subsection and paragraph of the Zoning Ordinance that is being appealed by number.
Do not quote the Ordinance.

ARTICLE: 10 SECTION: III SUBSECTION: B PARAGRAPH: 1 - 12

Type of Appeal this application pertains to:

- (☒) An interpretation of the zoning ordinance or zoning map
- (☐) A variance to the zoning ordinance

Previous Appeals:

A previous appeal:

() has

(X) has not been made with respect to this decision of the building inspector or with respect to the property.

Such appeal(s) was (were) in the form of

() a requested interpretation

() a request for a variance and was (were) made in;

Appeal No. _____, dated: _____, 20____

Appeal No. _____, dated: _____, 20____

- Reason for Appeal. Complete Sections below or use extra sheet if necessary.

- A. Interpretation of the Zoning Ordinance or decision of Code Enforcement Officer is requested because:

The required documentation to obtain a permit for a Single-Family Dwelling, Accessory Structure or Garage was not submitted with this Building Application. Most Importantly, as stated in the Zoning Ordinance; For projects involving an onsite water source and/or onsite wastewater disposal system, a plan prepared by a NYS licensed professional engineer demonstrating that all NYS Department of Health required setbacks from all existing water sources and on-site wastewater disposal systems shall be met.

See attached Sheets: Article 10, Section III lists required documentation needed.

Please take Note: APA response letter to property owners jurisdictional inquiry form states that wetlands are located on property. Which, makes the required survey from a New York State licensed land surveyor, even more requisite.

Furthermore, this is not fair to all the property owners that have spent thousands of dollars submitting the correct paperwork required for their project(s).

- B. A variance to the zoning ordinance is requested for these reasons:

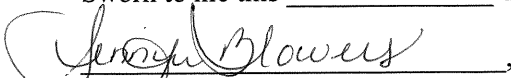
1. Strict Application of the ordinance would produce Undue Hardship because:

2. The variance would observe the spirit of the ordinance and would Not change the character of the district because:

STATE OF NEW YORK
COUNTY OF

_____) ss:
FULTON)

Sworn to me this 18th day of November, 2021


(Signature)


(Notary Public) or Town Clerk

Leigh Anne Loucks
Notary Public - State of New York
No. 01LO6391694
Qualified in Fulton County
Commission Expires May 13 2022