

State of New York
County of Fulton
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: August 22, 2019

Notice of Decision in the Matter of a Request for a Variance for

Application Number #Z2019-03

Owner Arthur Wadsworth, PO Box 108, Caroga Lake NY 12032, of the property located at 185 South Shore Road, East Caroga Lake and identified as parcel **SBL#83.4-1-17.5**, zoning district **LF-2.5**, for a variance to the Town of Caroga [Zoning Ordinance](#).

The property owner built a 24 foot by 25 foot deck on the rear of his house without a Building Permit. Code Enforcement told the property owner to obtain a permit and to include a site plan with measurements. During the calculation/review process, it was observed that the deck exceeds his property coverage allowance. Site inspection also revealed a 10 foot by 12 foot shed. The deck and the shed exceed his property coverage by 132 square feet. The property owner agreed to relocate the shed to a place that all setbacks could be met.

Article 4: District Regulations, [Section IV: Dimensional Standards](#) stipulates that a maximum of 10% property coverage is allowed without an approval from the Zoning Board of Appeals.

PLEASE TAKE NOTICE: that a [meeting](#) of the Zoning Board of Appeals of the Town of Caroga was held on August 22, 2019.

The Zoning Board of Appeals application in the above matter was **APPROVED** subject to a recommendation to the Code Enforcement Officer to impose a fine as he feels fit for the two violations in accordance with [Article 10, Section VIII, subsection A](#) of the current Zoning Ordinance.

Zoning Board of Appeals Chair
Douglas Purcell

DHP/JML