

State of New York  
County of Fulton  
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: October 10, 2019

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

Application Number #Z2019-05

Owner Joanne S. Korz, 10211 Hillcrest Road, Cupertino, CA 95014, of the property located at 226 Fulton Road, Town of Caroga and identified as parcel [SBL#52.20-1-16](#), zoning district **LF-2.5** — Lakefront 2.5 acres, for a variance to the Town of Caroga [Zoning Ordinance](#).

As per [Article 9, Section V, Paragraph F](#), the property owner was allowed to build in the same footprint as previous structure. The property owner proposes to build a covered entryway on the single family dwelling that is under construction.

[Article 4, Section III: Use Table](#) of the Zoning Ordinance lists the uses permitted by right and the uses permitted by site plan review. [Article 4, Section IV: Dimensional Standards](#) lists the dimensional requirements for LF-2.5 zoning district of: setbacks of 25 feet for the front and 20 feet from the rear and side lines of the property, 75 feet from the waterfront, and 10% lot coverage. The proposed covered entryway would be 8 feet wide by 4 feet deep. It would be 12.5 feet from the maintained edge of the road on one corner and 14 feet from the maintained edge of the road on the opposite corner. The allowed setback is 16.5 feet, as per [Article 9, Subsection VI, Paragraph A](#). It would also increase the lot coverage by 12 square feet. The preexisting ramp was 20 square feet. A variance for the road setback and lot coverage would be required prior to review of any building plans. If the variance is granted by the Zoning Board of Appeals and not subsequently reversed by the Adirondack Park Agency (APA), building plans for the entryway would then be reviewed and a determination would be made about whether to issue a building permit.

PLEASE TAKE NOTICE: that a [meeting](#) of the Zoning Board of Appeals of the Town of Caroga was held on October 10, 2019.

The Zoning Board of Appeals application in the above matter was **APPROVED**.

Zoning Board of Appeals Chair  
Douglas Purcell

DHP/JML