

ZONING BOARD OF APPEALS
TOWN OF CAROGA, NY

Application for Zoning Board of Appeals

Appeal Number: _____ Dated: _____

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

I (we) Robert Baker / Lorraine Mott (name of applicant)
P.O. Box 353 (mailing address)
Caroga, NY 12032

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

Building Permit Number: _____ Dated: _____

WHEREBY THE CODE ENFORCEMENT OFFICER:

GRANTED _____
 DENIED _____

Name of Permit Applicant: Robert Baker / Lorraine Mott
Property Location/Street Address: Point Breeze Road, Caroga, NY 12032
Section, Block and Lot Number: 52.14-2-23 / 24
Zoning District of said Property: LF-2.5
Type of Permit Applied for: Building Permit

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

Is the applicant seeking a review of the decision of the code officer: Yes / No

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

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 Do not quote the Ordinance.

ARTICLE: 4 SECTION: VI SUBSECTION: B PARAGRAPH: _____
~~Table IV. Dimensional Standards~~

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



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____
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:

- 1. Proposed (and existing) Lot coverage exceeds 10% per Caroga Zoning Code IV. Dimensional Standards Table. In order to provide more usable spaces, the proposed design requests a modest increase of 6% from the existing nonconforming 11%.
2. Proposed (and existing) Front Yard setback does not comply per Caroga Zoning Code IV. Dimensional Standards Table. Existing non-conforming structures are currently sited within the Front Yard Setback. Based on the shallow depth of the site, and to avoid encroaching further on the shoreline setback, the proposed design maintains a minimum 5' setback for new construction.
3. Proposed (and existing) Shoreline Structure Setback does not comply with 75' setback per Caroga Zoning Code IV. Dimensional Standards Table. The design proposes largely maintaining the existing nonconforming setback with very minor extension of the floor plan into the Shoreline Setback in limited areas. See attached Floor Plans.

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

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

The existing shallow lot would not be a conforming property under current Caroga requirements, and the buildable area would be too small to build a usable residence. The two existing structures were built as seasonal camps, and most spaces are undersized for contemporary living requirements and/ or code clearances. The Owners propose a full-time permanent residence. Without relief from strict interpretation of the Code, the building program and room sizes are not serviceable for modern living requirements. A variance is requested to correct these deficiencies.

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

The design of the new construction intentionally references site planning and architectural detailing of Adirondack Great Camps, common to the area. The (3) buildings define a common courtyard and are connected by a rustic wood-framed breezeway. Building forms are similar to early 20th century rustic camps. The property is located at the end of a cul-de-sac, mature trees screen the property from adjacent properties and the structures will not be visible from the road. The adjacent properties are a typical mix of Adirondack rustic, and the project will compliment and mix with the established designs.

STATE OF NEW YORK
COUNTY OF

_____) ss:
Fulton)

Sworn to me this 21st day of FEBRUARY, 2020.

[Signature]
(Signature)

[Signature: Linda Gilbert]
(Notary Public) or Town Clerk