

TOWN OF CAROGA - Office of Code Enforcement

MUNICIPAL OFFICE BUILDING - 1840 STHWY 10, P.O. BOX 328
CAROGA LAKE, NY 12032

Telephone: (518) 835-4211 ext. 25 Email: carogacodes@nycap.rr.com

DENIAL NOTICE

Date: July 22, 2020

To: Town of Caroga Zoning Board of Appeals

Property Owner: Irene Sweet

Mailing Address: P.O. Box 328
2304 State Highway 10
Caroga, NY 12032

SBL#: 83.9-4-6
Zoned: LF 2.5
APA Land Use: Low intensity

The property owner has placed an unpermitted 10 x 12 gazebo in place of a previous unpermitted screened in structure. As per the worksheet the square footage has been exceeded as well as an encroachment of the north side yard setback. This consideration involves the following section(s) of the local zoning ordinance.

Article 4, Section I, Subsection B; District Regulations. This section lists the Applicability of Regulations and states (B) No building or structure shall hereinafter be erected, constructed or altered to exceed the dimensional standards of the zoning district said building or structure is located within.

- 1) A variance is being requested because max square footage allowed is 755 square feet, actual preexisting non-conforming square footage is 968 square feet, proposed gazebo is 120 square foot for a grand total of 1088 square feet. Total of 333 square feet over the allowed square foot allowance in said zoning district
- 2) Side yard relief as per Article 9, Section VI, Subsection A equates to 13 foot 3 inches. The gazebo is placed 18 inches away from property line so an encroachment of 11-foot 7-inch variance is being requested.
- 3) If a variance is granted, the APA will review. Permit issuance will be determined after all things are considered.

Sincerely,


John Duesler

Code Enforcement Officer, Town of Caroga