

# TOWN OF CAROGA - OFFICE OF CODE ENFORCEMENT

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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

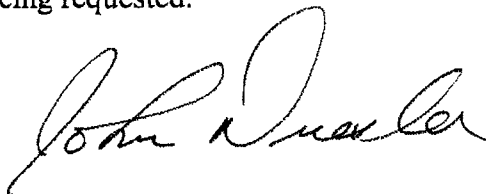
Date: August 6, 2020  
To: Town of Caroga, Zoning Board  
Subject: Laura & Sean Moran  
112 Hys Road  
Caroga, NY 12032  
Mailing Address: 10 Patroon Place  
Ballston Lake NY 12019  
SBL Number: 83.9-2-21  
Zoned: LF 2.5  
APA Classification: Low Intensity

The property owner proposes to build a 12-foot X 17-foot (204 sq. feet) deck on the rear property side of said location.

This consideration involves the following section(s) of the local zoning ordinance.  
Article 4, Section I, Subsection B of District Regulations; 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.

Acreage of this parcel allows 1176 square feet of ground to be covered. Without the proposed deck the coverage is 1443 square feet. With the proposed deck coverage is 1647 square feet. This would put the allowed coverage of ten percent over by 471 square feet. A variance of 471 square feet is being requested. The allowed Side Yard Setback for this property is 13.2. Proposed setback is 10 feet; therefore a 3.2-foot variance is being requested.

Sincerely,



John Duesler  
Code Enforcement Officer  
Town of Caroga