

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) Laura & Sean Moran (name of applicant)

10 Patroon Place (mailing address)

Ballston Lake, NY 12019

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 _____

(X) DENIED _____

Name of Permit Applicant: Laura & Sean Moran

Property Location/Street Address: 112 Hys Road, Caroga, NY 12032

Section, Block and Lot Number: 83.9-2-21

Zoning District of said Property: LF 2.5

Type of Permit Applied for: Deck

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 Do not quote the Ordinance.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: 1 SUBSECTION: B PARAGRAPH: _____

Type of Appeal this application pertains to:
() An interpretation of the zoning ordinance or zoning map
(X) A variance to the zoning ordinance

Previous Appeals:

A previous appeal:

() has

(X) 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:

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

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

In keeping with the established buildings along Hys Road, the lack of a rear deck creates an undue hardship as it lessens our overall property value for comparable square footage.

Additionally, following excessive rainfall, our yard is saturated and unusable. The deck would allow us to appreciate the beauty of the lake without raising the grade of the landscape.

By raising the grade, we would cause tension with our neighbors from the increased runoff.

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

The homes/camps along Hys Road have decks symetrical to the rear of the establishment.

Our request is in keeping with the established structures on this road. Our home was built prior to the zoning ordinances. Our request for the set-back and overall area variance would not be necessary had the home been built under the current guidelines. Our request is in keeping with character of the district.

STATE OF NEW YORK
COUNTY OF

_____) ss:
Saratoga)

Sworn to me this 14 day of August, 2020

Kaura Moran
(Signature)

Julie A. Harris
(Notary Public) or Town Clerk

Julie A. Harris
Notary Public, State of New York
Qualified in Saratoga County
No. 01HA6057213
Commission Expires April 16, 2023