

# **TOWN OF CAROGA – OFFICE OF CODE ENFORCEMENT**

MUNICIPAL OFFICE BUILDING, 1840 STATE HIGHWAY 10, P.O. BOX 328, CAROGA, NY 12032

Telephone: (518) 835-4211 Ext. 102 Fax: (518) 835-2709 Email: codeclerk@caroga.town

## **DENIAL NOTICE**

Date: March 15, 2021  
To: Town of Caroga: Zoning Board of Appeals  
Subject: Candela, Mark  
109 Channel Road  
Caroga Lake, NY 12032  
  
Mailing Address: Candela, Mark  
41 Petty Lane  
Medford, NY 11763  
  
SBL#: 53.17-3-2  
Zoned: LFB  
APA Zone Hamlet.

The Property Owner would like to construct a twenty-four foot by twenty-nine-foot detached garage, with a ten-foot detached carport on the gable wall facing north.

Article 4, Section IV, Subsection 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.

A variance to the Zoning Ordinance is needed for the following reason:

Please note, this is a preexisting nonconforming lot.

Minimum lot size in Zone LFB is one Acre.

Mr. Candela's side yard set-back should be at 13 feet 4 inches. Site plan states placement of the garage would be three feet from property line. Therefore, a 10-foot 4-inch variance is requested.

If a variance is granted by the Zoning Board of Appeals, The Adirondack Park Agency will then review and respond to the site plan. Lastly, the Code Enforcement Officer will make final recommendations regarding the issuance of a building permit.

Jennifer DeRocker-Blowers  
Code Enforcement