



Supervisor: (845) 688-7165
 Police: (845) 688-9902
 Town Clerk: (845) 688-5004
 Justice Court: (845) 688-5005
 Assessor: (845) 688-5003
 Assessor Fax: (845) 688-5708
 ZBA/ZEO/Planning: (845) 688-5008
 Highway: (845) 688-9901
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"The Heart of the Park... Where the Eagle Soars"

www.shandaken.us

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

APPLICATION FOR AREA VARIANCE

Applicant Information (if applicant is not the owner of the property, a notarized Agent Authorization form must be submitted)

169 NY 214 LLC

Name	Name of Owner if other than Applicant
_____	_____
Mailing Address	Mailing Address
_____	_____
City/State/Zip	City/State/Zip
_____	_____
Contact Number	Contact Number
_____	_____
Email Address	Email Address
_____	_____

Property Information

Section 13.12 Block 02 Lot 39 Zoning District HR Size 2.25 acres

Physical address: 169 Route 214 Flood Zone: [] Yes [] No

Parcel is located on a TOWN _____ COUNTY _____ STATE _____ PRIVATE road.

Is the parcel located within 500 feet of any County or State road or property? yes _____ no

Is the parcel located within 100 feet of any mapped water course? yes _____ no

Dimensions of Existing Building: See plan (including height) Square Footage: _____

Dimensions of Proposed Building: _____ (including height) Square Footage: _____

Dimensions of Proposed Addition: _____ (including height) Square Footage: _____

Maximum Structure Coverage Allowed: 15 % Variance Percentage Requested: 0 %

Proposed Setbacks: Front 71 ft. Rear 73 ft. Side 144 ft. Side 18 ft.

Required Setbacks: Front 80 ft. Rear 80 ft. Side 50 ft. Side 50 ft.

Variance Requested: Front 9 ft. Rear 7 ft. Side 0 ft. Side 32 ft.

CRITERIA FOR THE ISSUANCE OF AN AREA VARIANCE

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood of community by such grant. In making such determination the board shall also consider:

Each of the five listed criteria must be answered by the applicant with a narrative.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

The buildings in question are already existing and have been part of the neighborhood for

The variance does not introduce any new construction, but rather acknowledges existing

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

There are no reasonable alternative for the existing conditions of the application.

3. Whether the requested area variance is substantial:

The northern side setback is over 50% but again conditions are existing.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

No, as conditions exist.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance:

The difficulty was not self-created. The condition is the result of pre-existing structures

and/or prior development of the property, and not due to any actions taken by the current

Any supporting documents should be submitted as a part of the application to the Zoning Board of Appeals.

Attachment – Plot Plan

Section: 13.12 Block: 02 Lot: 39

Location of lot: 169 Route 214 Phoneciai NY 12464

Note: The plot plan drawn above must show the configuration of the lot showing ALL structures on the parcel and giving the dimensions of each structure and, most importantly, the setbacks of each structure from the property lines (front, rear, and sides.) The sketch MUST BE DRAWN TO SCALE. Indicate the name and placement of the road(s) for purposes of identification.

If you are submitting a professionally drawn sketch plan or preliminary plat, please check here and submit a minimum of six (6) copies of the drawing.

