

TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU, NY

APPLICATION FOR AREA VARIANCE

FOR INTERNAL USE ONLY	
APPLICANT:	APPEAL #:
_____	_____
_____	ZONING DISTRICT: _____
	DATE SUBMITTED: _____
	DATE ACCEPTED: _____
	HEARING DATE: _____
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

- 1. Applicant(s):** Daniel Sharpsteen

Street Address: 228 Reservoir Rd.

City, State, Zip: Ft. Edward, NY 12828

Telephone #: 518-527-1143 Fax #: _____

E-mail Address: sharpstandkiki@aol.com
- 2. Agent:** _____

Street Address: _____

City, State, Zip: _____

Telephone #: _____ Fax #: _____

E-mail Address: _____
- 3. Owner:** SAME AS APPLICANT

Street Address: _____

City, State, Zip: _____

Telephone #: _____ Fax #: _____

E-mail Address: _____

RELATIONSHIP TO THE PROPERTY:

OWNER: Yes No LESSEE: Yes No AGENT: Yes No

If an agent, please attach an Agent Authorization Form.

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GENERAL PROJECT INFORMATION:

ADDRESS: 228 Reservoir Rd. TAX MAP #: 63.2-2-1
 CURRENT USE: single family ZONING DISTRICT: R2
 LENGTH OF TIME OF USE: permanente PROPOSED USE: garage space
 RELIEF SOUGHT: _____

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	_____	_____	_____	_____
Side Yard Setback	<u>15'</u>	<u>9'</u>	<u>6'</u>	<u>40</u>
Rear Yard Setback	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

I hope to extend the width of my existing garage

CRITERIA: An area variance may be granted only in the event that **ALL five (5)** of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.
- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.

- (5) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five (5) criteria (please attach additional pages as necessary):

The building was originally built at the required setback of 15 ft, but I desperately need more space in my garage and a wider overhead door. I have never been able to store my vehicle in there, and as I get older, it gets more and more necessary. I am asking for a variance of less than half of the present requirement.

A garage at the opposite end of the home would make no sense, as the bedrooms leave no reasonable access.

I have spoken with my neighbor adjacent, who has no objection. This would have no negative effect upon anyone or their property. In all actuality, it would improve the value of all involved.

CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

Please complete the checklist of required application elements:

- 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- 2. Complete narrative response addressing each of the criteria as specified in this application.
- 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- 5. Additional information requested by the Zoning Board of Appeals.

Please return the original application, with all four pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org

NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

Daniel Sharpsteen
Applicant (print)


Applicant (sign)

6/2/26
Date

RESERVOIR RD.

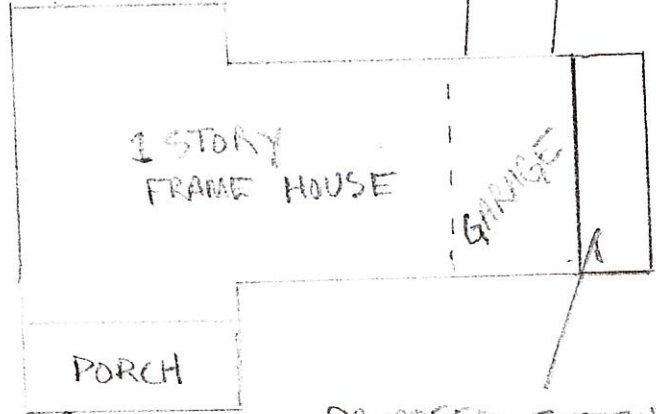
145.55'

63.2-2-1

PRIVATE ROAD (JAMES SWEET)

PRIVATE

149.65'



1 STORY
FRAME HOUSE

GARAGE

PORCH

PROPOSED EXTENTION

199.89'

101.71'

RESERVOIR

ROAD

NATIONAL GRID

LANDS OF
MARY ELLEN GRECO
L. 1491 P. 197

LANDS OF
JAMES L. SWEET
L. 2008 P. 41288
(ROBERTS AVE.)

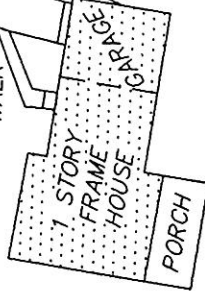
199.89'

S 06°29'33" W

WOOD FENCE
MACADAM DRIVE
LIGHT

S 84°37'01" E
145.55'

0.560 ± AC.



SHED TO BE
MOVED EAST

SHED

101.71'
N 82°12'41" W

S 06°11'30" E

200.97'

30'
R.O.W. 0.138 ± AC.

199.65'

N 06°11'30" W

30.92'

ROBERTS AVE.
ROAD

FIRE HYDRANT

MOW LINE

