

AREA VARIANCE APPLICATION
TOWN OF MOREAU
351 REYNOLDS ROAD
MOREAU, NEW YORK 12828
518-792-4762

Appeal # 833

Date: 9/15/2020

Applicant's Name: Nelson Charron

Mailing Address: 48 Pheasant Way
South Glens Falls, NY. 12803

Phone # (518) 791-6673

Property Address: Same

Owner's Name: Nelson Charron

Address: Same

Phone #: Same

Applicant's Agent: N/A

Address: N/A

Phone #: N/A

Tax Map Number: 50.6-1-4 Zoning Classification: R-1

Amount of Land affected _____ acres Date property was purchased: 10/2011

What is the present use of the Property?: Residential Dwelling

What is the present land use in vicinity of subject property?

Residential ___ Industrial ___ Commercial ___ Agriculture ___ Park/forest/open space

Describe: All residential Homes

Describe proposed use of property: Bedroom addition (Master suite), Larger
Kitchen, Variance is for part of a garage addition.
Garage use will be vehicle storage and hobbies.

Will the requested variance, if granted, produce an undesirable change in the character of the neighborhood or detriment to nearby properties? NO Explain: _____

Can the benefits sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an Area Variance? NO Explain: Using only space
Available for garage,

Is the requested Area Variance Substantial? NO Explain: Only asking for
(20.5') Feet in the variance, leaving a large amount of
grass / Landscaping for aesthetics,

Will the proposed Area Variance have an adverse impact or effect on the on the physical or environmental conditions in the neighborhood or district? NO Explain: _____

Is the alleged difficulty been self-created? NO Explain: _____

Additional Requirements

1. Provide a plot plan of the subject property including all proposed additions or modifications, if any, drawn to scale, of 1"=40'. The plot plan must include the locations and dimensions of all existing and proposed structures, including fences, pools, driveways, parking areas and areas of ingress and egress.

2. Complete the attached SEQR Environmental Assessment Form. The Zoning Board of Appeals reserves the right in each instance to require the Applicant to complete a Long or Full Environmental Assessment Form.
3. File the Original and eight (8) copies of the Variance application signed by the Applicant, and, if necessary, the Applicant's Agent, together with the Environmental Assessment Form and any additional supporting documentation and a \$50.00 application fee with the Building Inspector's Office.

Site Location: In the space provided, please provide a sketch of the location of the subject property including streets and landmarks.

I, Nelson Charron, hereby certify that I am the applicant in the within the Area Variance Application and I have read the information contained in this application and it is true and accurate to the best of my knowledge. I further authorize N/A to serve as my agent for this application and to represent my interest before the Zoning Board of Appeals.

Applicant's Signature: Nelson Charron date: 9/15/2020

Agent's Signature: N/A date: _____

Your application may be subject to review by the Saratoga County Planning Board. A copy of this application is being sent to Saratoga County. The Saratoga County Planning Board meets the 3rd Thursday of each month.