

TOWN OF MOREAU  
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

APPLICATION FOR AREA VARIANCE

FOR INTERNAL USE ONLY

APPLICANT:

DENNIS G. HEFFNER

APPEAL #:

882

ZONING DISTRICT:

DATE SUBMITTED:

DATE ACCEPTED:

HEARING DATE:

☐ SEQR Type 1

☐ SEQR Type 2

☐ Unlisted

APPLICANT INFORMATION:

1. Applicant(s):

DENNIS G. HEFFNER

Street Address:

2 ASTOR CT

City, State, Zip:

S. GLENS FALLS, NY 12803

Telephone #:

FOR #:

E-mail Address:

2. Agent:

Street Address:

City, State, Zip:

Telephone #:

FOR #:

E-mail Address:

3. Owner:

SAME AS APPLICANT

Street Address:

City, State, Zip:

Telephone #:

E-mail Address:



Dennis Heffner

2 Astor Ct

S Glens Falls, NY 12803-5457

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

**GENERAL PROJECT INFORMATION:**

ADDRESS: 2 ASTER CT TAX MAP #: 49.15-3.-22.1  
CURRENT USE: SEASONAL STORAGE "HUT" ZONING DISTRICT: \_\_\_\_\_  
LENGTH OF TIME OF USE: CONTINUOUS PROPOSED USE: UTILITY STORAGE SHED  
RELIEF SOUGHT: SET BACK VARIANCE

**AREA VARIANCE REQUEST:**

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	_____	_____	_____	_____
Side Yard Setback	<u>15'</u>	<u>6.5-7'</u>	<u>8-8.5 Ft</u>	_____
Rear Yard Setback	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____

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

TO ALLOW PLACEMENT OF AMISH PRE-BUILT STORAGE SHED  
① LESS THAN 15' SETBACK RULE FROM LEFT PROPERTY  
LINE.

**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.

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- (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):

- "ODD" SHAPE OF LOT MAKES PLACEMENT CHALLENGING
- THIS LOCATION KEEPS THE SHED IN A LOCATION THAT IS MINIMALLY VISIBLE TO ADJACENT PROPERTIES/NEIGHBORS
- WISH TO UTILIZE EXISTING STONE PAD FOR LOCATING SHED SO IT IS PROTECTED FROM NEGATIVE CONTACT TO GROUND ELEMENTS
- PROXIMITY TO FENCE STILL LEAVES PLenty OF GREEN SPACE & ACCESS AROUND THE SITED
- NEW CONSTRUCTION SHED WILL REPLACE THE "SEASONAL" V. RAY / SHELTER & IMPROVE AESTHETICS
- - NO NEED FOR HOMEOWNER TO ERECT & TAKE DOWN SEASONAL SHELTER
- - NEW SHED WILL BE SMALLER THAN SEASONAL ONE

**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 [tblerk@townofmoreau.org](mailto:tblerk@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

Dennis G. Huffer  
Applicant (print)  
[Signature]  
Applicant (sign)

3/14/25  
Date