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TOWN OF OWASCO

ZONING BOARD OF APPEALS
Town of Owasco, New York
Application for Interpretation or Variance
OFFICE USE ONLY

AREA VARIANCE
FEE: \$25.00

This section to be completed by Code Enforcement Officer. Define part of ordinance in question

a. Ordinance _____ Case No. _____
b. Title _____ Date Rec'd BA _____
c. Section _____ Date Hearing _____
c. Paragraph _____ Date Action _____
Action _____

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) Scott W. Anderson & Anne M. Donaghy
(is) (are) the owner(s) of property situated at _____
375 Poplar Beach, Town of Owasco, State of New York.

2. The applicant's appeal concerns the property owned by Scott W. Anderson & Anne M. Donaghy
and located at 375 Poplar Beach, Town of Owasco, State of New York

Tax Map # 131.03-1-69.2

B. Nature of Request:

Owners would like to construct a garage / workshop to the north of the
existing residence. This will exceed the lot coverage requirements.

C. Attach copy of Plot Plan

Signature(s) _____

Kathleen Connelly, Architect, as Owner's Agent

Telephone No. (315) 253-3370

DATE February 14, 2022

Cell No. (315) 247-4320

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Town of Owasco
Code Enforcement

Scott Anderson/Anne Donaghy
375 Poplar Beach
Auburn, NY 13021

February 3, 2022

J. Patrick Doyle
Code Enforcement Officer
Town of Owasco
2 Bristol Avenue
Auburn, New York 13021

Dear Mr. Doyle,

Below is a narrative description of the garage addition project we hope to build this year.

We purchased the property at 375 Poplar Beach to serve as our retirement home for our declining years in Owasco. We began an addition to the living portion of the property last Spring and should complete it in the next few months.

The original property does not include a garage, and we cannot imagine living in a home without one in this climate in our old age, so we are now applying to build one.

As the plans show, it will be 24 feet wide and 40 feet deep, with two bays for cars in the front facing the lake, and workspace in the rear. As a concession to age, we want the garage, like most of the house, to be on one level. As another concession to age (because I do most of the building and do not want to work on a pitched roof ever again) we have chosen to build it with a flat roof with a slight pitch (1 inch per 4 feet) to the rear for drainage. This is also architecturally consistent with the flat roof of the addition on the opposite side of the house.

The garage roof will have gutters at the rear that will drain into an existing dry well located at the northwest corner of the property. During construction, a soil retaining fence will be install below the construction area as has been installed for the other addition.

There will be a small connecting section from the garage to the house. This will give the property a front door on the driveway side, something it currently lacks.

The garage addition will be finished with high quality vinyl siding and trim, in keeping with the other addition.

Part of our motivation for the project is aesthetic. The driveway side of the house (facing north) is ugly—probably the ugliest part of the whole neighborhood. This garage will make it more attractive. It will also allow us to enter the basement through a trap door in the floor of the connecting section, instead of a bilko bulkhead that is now on the outside of the house. With the circuit box in the basement I don't look forward to working through heavy drifts of snow just to reset a breaker that has blown. The sump pump is also in the basement.

This project will conform to all setback requirements. However, it will require a zoning easement because it will increase the footprint of built structures above the 10% limit required by code, to approximately 13%.

We suggest several points in favor of this easement. First, the garage will sit mostly on land that is now dedicated to driveway and parking. Second, the lot (of nearly ½ acre) is

surrounded on three sides by rights of way that make it seem more spacious. Third, by improving the appearance and increasing the value of the property as a whole, it should enhance rather than diminish the values of other homes in the neighborhood. Fourth, upon purchasing the property we connected it to the town sewer system, so no space is needed for a drainfield. And finally, no other home in Poplar Beach conforms to the 10% limit, nor even comes close to it. (This may be like telling the police officer that everyone else was also speeding, but the point still should be made.)

We look forward to reviewing this project with both the Owasco Zoning and Planning boards at the nearest convenient opportunity.

Our best regards,

Scott Anderson/Anne Donaghy