

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

FEE: \$25.00
RECEIVED
MAR 25 2022

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

TOWN OF OWASCO

a. Ordinance ZONING Case No. _____
b. Title TABLE OF DIMENSIONAL REQUIREMENTS Date Rec'd BA _____
c. Section 150 Date Hearing _____
c. Paragraph ATTACHMENT 1 Date Action _____
Action _____

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) David Stewart

(is) (are) the owner(s) of property situated at 101 Burtis Point Rd., Auburn, NY 13021

2. The applicant's appeal concerns the property owned by David Stewart

and located at 101 Burtis Point Road, Auburn, NY 13021

Tax Map # 138.03-2-13

B. Nature of Request: Setback Variance on side yards for new

deck, front porch (covered), and trellis area (SEE ATTACHED)

C. Attach copy of Plot Plan

Signature(s) Donna Burtis

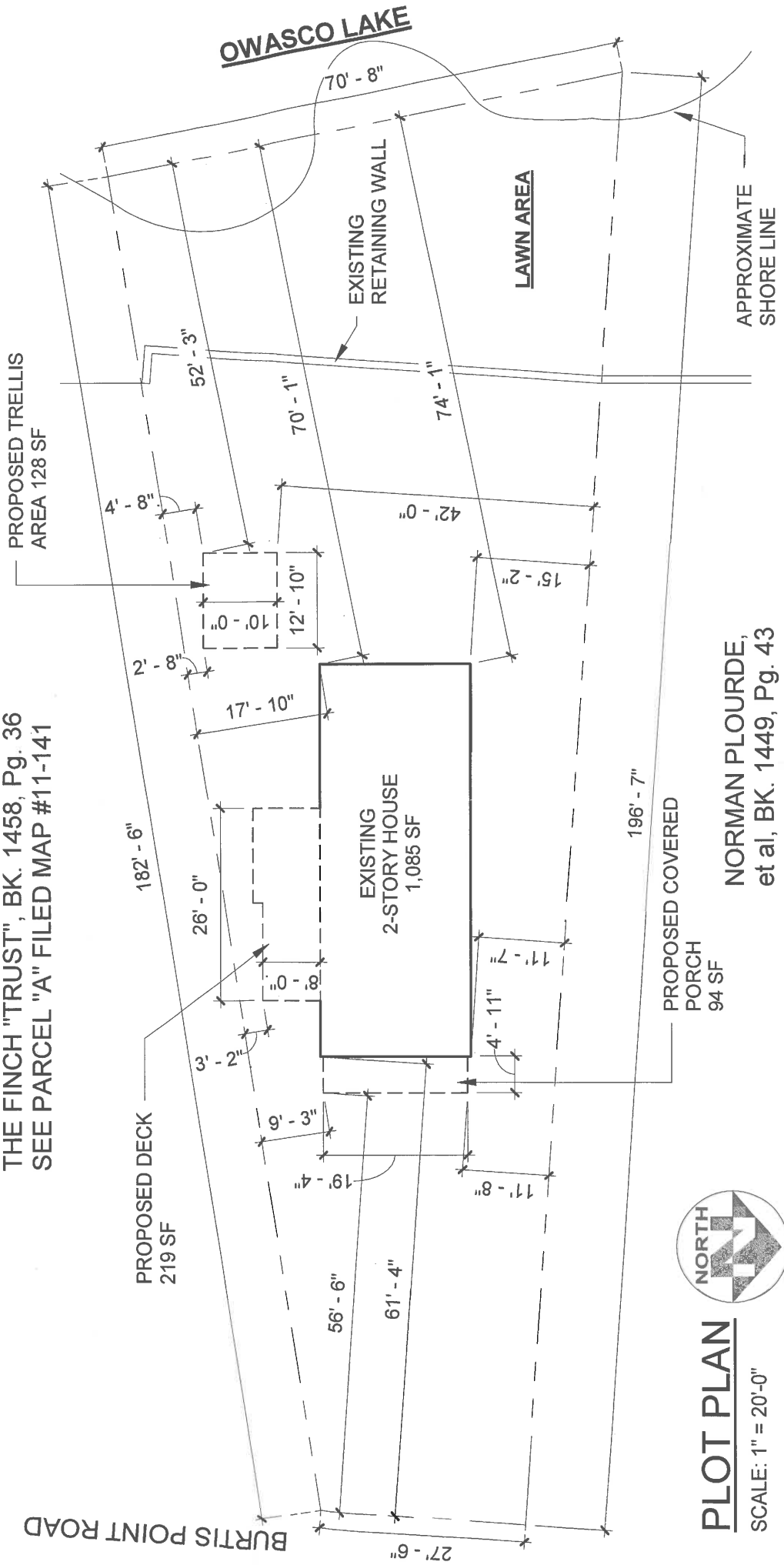
Telephone No. _____ DATE 3/24/22

Cell No. (315) 395-1971

OWNER: DAVID STEWART
ADDRESS: 101 BURTIS POINT ROAD
AUBURN, NY 13021
TOWN OF OWASCO

TAX MAP No. 138.03-2-13

THE FINCH "TRUST", BK. 1458, Pg. 36
SEE PARCEL "A" FILED MAP #11-141



PLOT PLAN

SCALE: 1" = 20'-0"



NORMAN PLOURDE,
et al, BK. 1449, Pg. 43

ZONING REQUIREMENTS

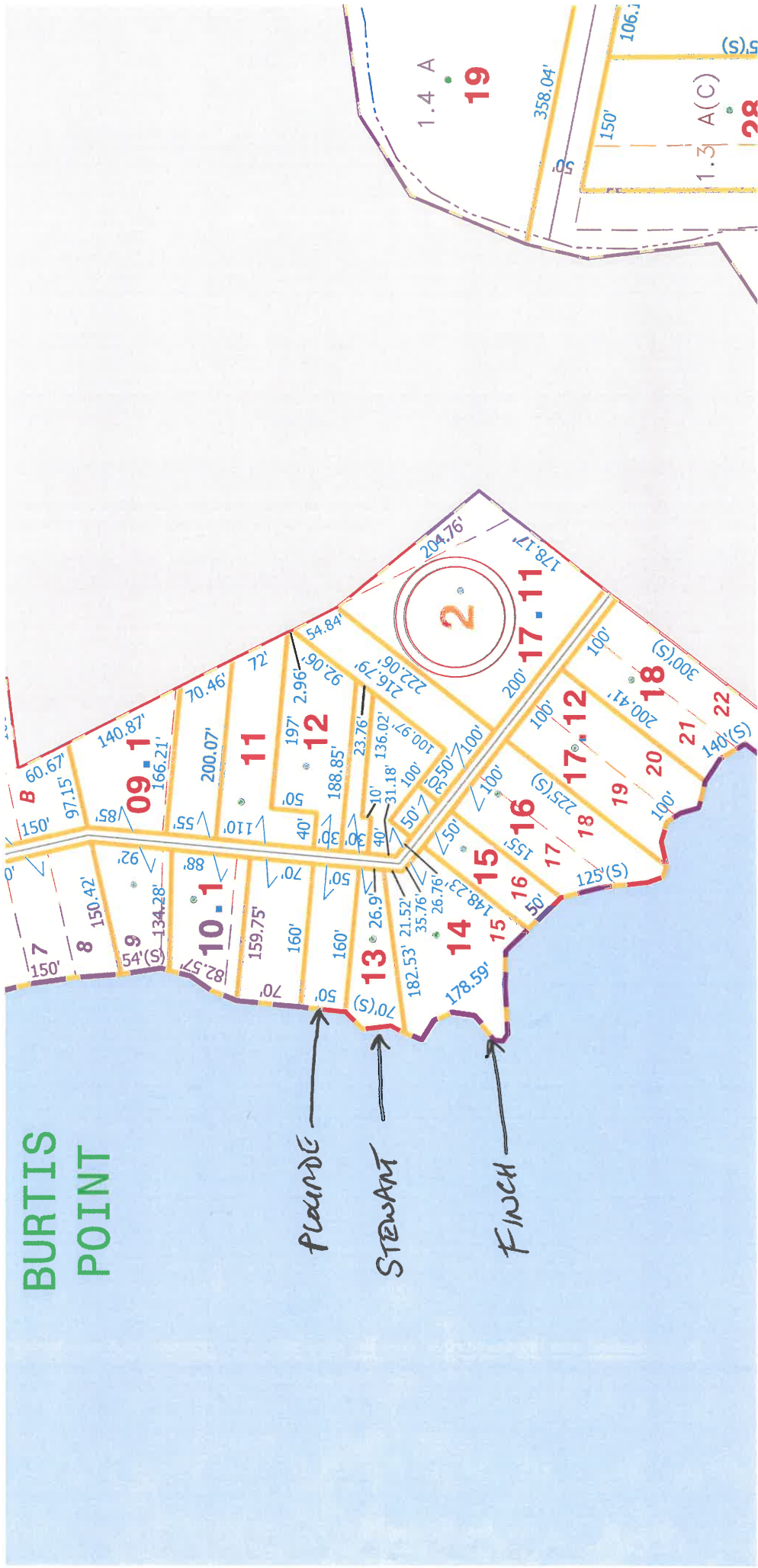
		EXISTING <i>(S.F.)</i>	PROPOSED	CHANGE
LOT SIZE, MINIMUM:	0.5 ACRE			
LOT FRONTAGE, MINIMUM:	100 FT.	27.53 ± FT.	NO CHANGE	NO CHANGE
RESIDENTIAL STRUCTURE PROPERTY:				
SETBACKS, MINIMUM:				
FRONT YARD (ROAD):	50 FT.	61.36 ± FT.	56.52 ± FT.	-4.84 ± FT.
SIDE YARD (N):	15 FT.	11.54 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (S):	15 FT.	9.77 ± FT.	9.27 ± FT.	-0.50 ± FT.
REAR YARD:	40 FT.	70.06 ± FT.	NO CHANGE	NO CHANGE
FROM RETAINING WALL				
GARAGE STRUCTURE PROPERTY:				
SETBACKS, MINIMUM:				
FRONT YARD (ROAD):	50 FT.	60.0 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (N):	15 FT.	2.5 ± FT.	NO CHANGE	NO CHANGE
SIDE YARD (S):	15 FT.	2.5 ± FT.	NO CHANGE	NO CHANGE
REAR YARD:	40 FT.	84.83 ± FT.	NO CHANGE	NO CHANGE
IMPERMEABLE SURFACE COVERAGE, MAX.				
BUILDING COVERAGE, MAX.	10%	17.6%	25.1%	+7.5%
OPEN SPACE MINIMUM	80%	11.9%	12.6%	+0.7%
EXISTING 2-STORY WOOD FRAME STRUCTURE				
EXISTING 1-STORY GARAGE		88.1% 70.5%	87.3% 62.3%	-0.8% -8.2%
PROPOSED COVERED PORCH		1085 SF	NO CHANGE	NO CHANGE
PROPOSED WOOD DECK		495 SF	495 SF	NO CHANGE
PROPOSED CONCRETE PATIO		94 SF	94 SF	NO CHANGE
PROPOSED TRELLIS AREA		249 SF	219 SF	
		555 SF	555 SF	
		128 SF	128 SF	

BURTIS
POINT

FLAUNDE

STEWART

FINCH



Cayuga County


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Residential

[Property Info](#)[Owner/Sales](#)[Inventory](#)[Improvements](#)[Tax Info](#)[Report](#)[Comparables](#)

Municipality of Town of Owasco

SWIS:	054600	Tax ID:	138.03-2-13
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Ownership Information

Name	Address
David M Stewart	7835 Halsey Lane Baldwinsville NY 13027
Nicole M Stewart	7835 Halsey Lane Baldwinsville NY 13027

Sale Information

Sale Date	Price	Property Class	Sale Type	Prior Owner
2/4/2022	\$439,000	210 - 1 Family Res	Land & Building	Cronk, Jeffrey C
	Value Usable	Arms Length	Deed Book	Deed Page
	Yes	Yes	4180	47
Sale Date	Price	Property Class	Sale Type	Prior Owner
12/4/2020	\$370,000	210 - 1 Family Res	Land & Building	Sedor, Dennis P
	Value Usable	Arms Length	Deed Book	Deed Page
	Yes	Yes	3969	72
Sale Date	Price	Property Class	Sale Type	Prior Owner
10/8/2020	\$325,000	210 - 1 Family	Land & Building	Sinclair, Mark A.,

Photographs

No Photo Available

Documents

- Transfer 12-23-2003
- Survey map 1982-193
- B1157 P282 12-23-2003
- Transfer 10-8-2020
- Transfer 12-4-2020
- Transfer 2-9-2022
- B3936 P123 10-8-2020
- B3969 P37 12-4-2020
- B4180 P47 2-9-2022

Maps

[View Tax Map](#)[Pin Property on GIS Map](#)[View in Google Maps](#)

STEWART - 101 BUNNIS PT. RD.

- 4' NORTH SIDE YARD ^{AREA} VARIANCE
- 6' AND SOUTH SIDE YARD AREA VARIANCE TO CONSTRUCT A COVERED PORCH
- 12' SOUTH SIDE AREA VARIANCE TO CONSTRUCT A 219 S.F. DECK
- 13' SOUTH SIDE AREA VARIANCE TO CONSTRUCT A ~~MIXED~~ 128 S.F. TRELLIS
- COVERAGE AREA VARIANCES TO PERMIT 12.6% BUILDING COVERAGE ~~FROM~~ 25.1% IMPERVIOUS COVERAGE AND 62.3% GREEN SPACE