

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

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

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

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) John/Amy Murtari
(is) (are) the owner(s) of property situated at 40 Havens Ave.
Auburn, N.Y. 13021

2. The applicant's appeal concerns the property owned by John/Amy Murtari
and located at 40 Havens Ave.

Tax Map # 116.1F-2-18

B. Nature of Request: We want to replace storage barn with a two story garage in the same footprint. The garage is just 2' from the fence line shared with our neighbors Bill/Sarah Seneca.

8' SIDE
YARD
AREA
VARIANCE
TO CONSTRUCT
20' X 15'
POLE BARN
10' X 15'
LEAD-TO

The building being replaced has been there for at least 38 yrs - without issue to neighbors.

C. Attach copy of Plot Plan

Signature(s) [Signature]
DATE 3/12/2021

Telephone No. 315-224-1240

Cell No. SAME



Property Description Report For: 40 Havens Ave, Municipality of Town of Owasco



Status: Active
Roll Section: Taxable
Swis: 054600
Tax Map ID #: 116.18-2-18
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: -
Neighborhood Code: 00001

Total Acreage/Size: 66.1 x 165.85	School District: Auburn
Land Assessment: 2020 - \$10,000	Total Assessment: 2020 - \$79,900
Full Market Value: 2020 - \$109,452	
Equalization Rate: 2020 - 73.00%	Property Desc: Sm 86-223
Deed Book: 745	Deed Page: 155
Grid East: 830228	Grid North: 1066224

Area

Living Area: 1,456 sq. ft.	First Story Area: 704 sq. ft.
Second Story Area: 752 sq. ft.	Half Story Area: 0 sq. ft.
Additional Story Area: 0 sq. ft.	3/4 Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.	Number of Stories: 2
Finished Rec Room: 0 sq. ft.	Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Old style	Bathrooms (Full - Half): 2 - 0
Bedrooms: 3	Kitchens: 1
Fireplaces: 0	Basement Type: Full
Porch Type: Porch-covered	Porch Area: 88.00
Basement Garage Cap: 0	Attached Garage Cap: 0.00 sq. ft.
Overall Condition: Normal	Overall Grade: Average
Year Built: 1920	

Owners

John Murtari 40 Havens Ave Auburn NY 13021-4259	Amy Murtari 40 Havens Ave Auburn NY 13021-4259
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Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Gar-1.0 det	14 x 16	Economy	Normal	1920	\$9,878
Porch-coverd	8 x 11	Average	Normal	1920	\$3,604
Porch-coverd	10 x 14	Average	Normal	1999	\$4,729

Land Types

Type	Size
Primary	0.25 acres

Special Districts for 2020

Description	Units	Percent	Type	Value
WD464-WATER 1 CC	0	0%		0
WD465-WATER 1 CC UNIT BASE	1	0%		0
WD461-WATER 1 O&M	0	0%		0
FD461-OWASCO FIRE DIST	0	0%		0
SL461-SEYMOUR LIBRARY	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2020	BAS STAR	\$22,650	0					0

Taxes

Year	Description	Amount
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2021	County	\$1,338.99
2020	County	\$1,308.26
2020	School	\$1,475.16

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

To: Town of Owasco Code Enforcement Office (Variance request)

Our garage is set two feet from our neighbor's fence line (property line). They have a barn about the same distance from it as well. I am asking them to sign off on allowing us to build a new garage in the same footprint.

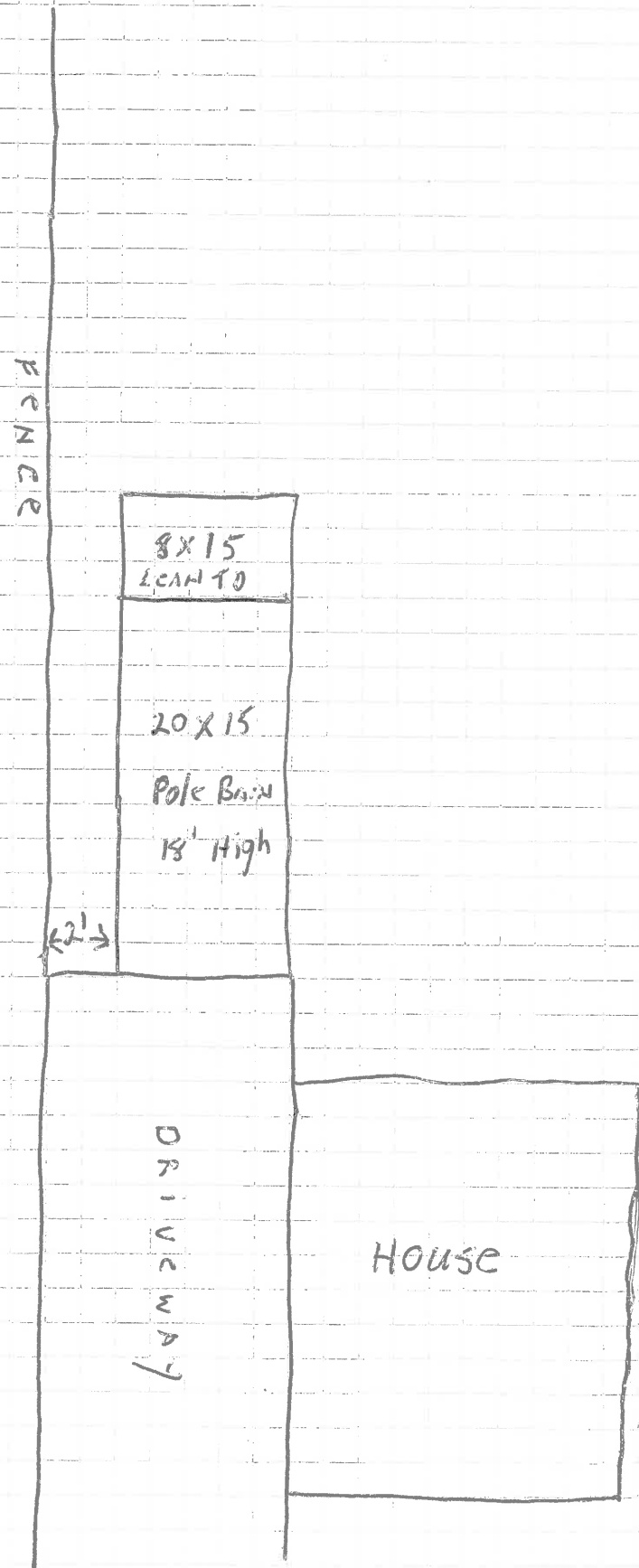
As our driveway ends at the current structure and our patio is close to the other side, it would be very difficult/costly to locate a new garage elsewhere. Thanks!

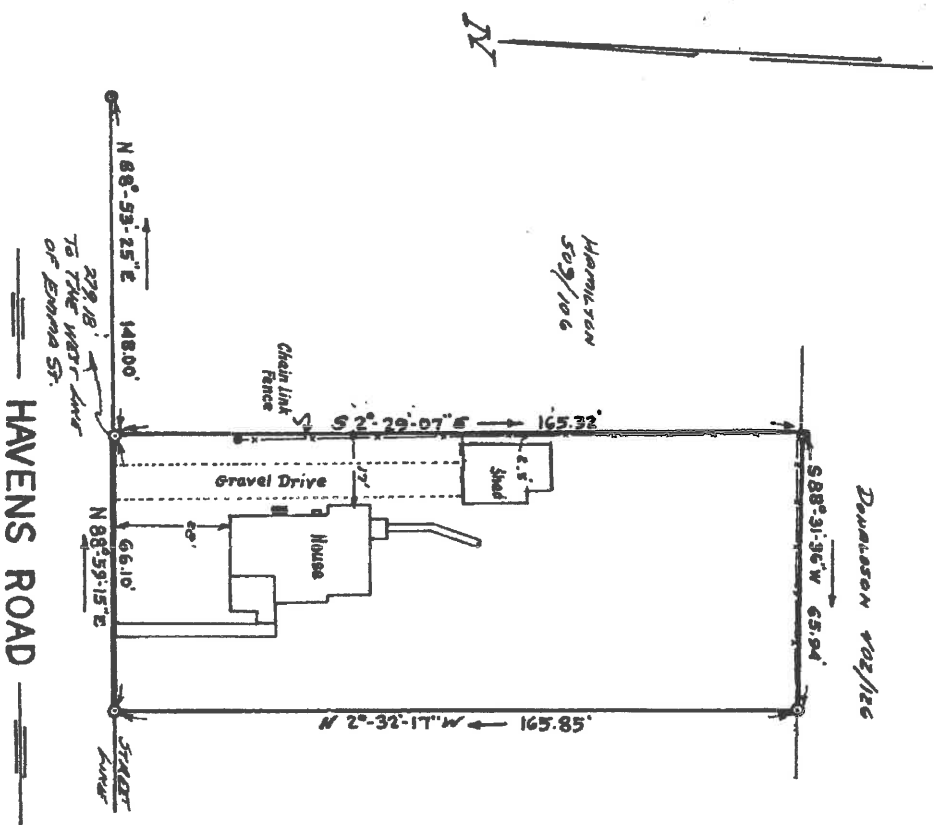
John/Amy Murtari at 40 Havens Ave.

Sarah E. Seneca 3/20/21
Sarah E. Seneca
42 Havens Ave
Auburn, NY 13021

John & Amy MURTAJI

20 X 15 pole Barn - 4x6 Poles
Shingle Roof
Metal Siding





POUNCE 505/42

LEGEND: O SURV. I.R.

TO: State Wide Funding Corp, its Successors and/or Assigns; Boyle, Anderson, Lipski, McLane and Lynch, P.C., National Attorneys Title Insurance Company. This is to certify that there are no selfback-violations nor encroachments that exist and that this map was drawn in-23-gie from notes of a survey completed 10-21-86 pursuant to the minimum standards set forth by the New York State Association of Professional Land Surveyors.

Robert F. Lee
P.L.S. 4684

RECORDED CAY. CO. CLERK

95 NOV 19 P 2 : 30

86-223

Reference — Grace Jaworski to Robert F. & Gertrude R. Lee, Recorded 12-17-58 in Liber 317 of Page 431.

SURVEY MAP
of the premises of
ROBERT F. & GERTRUDE A. LEE
commonly known as No. 40 Havens Avenue
TOWN of OWASCO COUNTY of CAYUGA
STATE of NEW YORK
SCALE: 1" = 30'
AREA: 0.2509 acre
CC 86-23-10

Town of Owasco
2 Bristol Avenue
Auburn, New York 13021

J. Patrick Doyle
Code Enforcement Officer
Email: codes@owascony.gov

Office Phone: 315-253-9021

Fax: 315-253-2683

Cell Phone: 315-729-3921

Application No. _____

Date: 3-12-2021

Fee: \$ 100.00

Application for Building/Zoning Permit *20'x15' POLE BARN WITH 8'x15' LEAN-TO*
(Not a Permit)

IMPORTANT INSTRUCTIONS, PLEASE READ CAREFULLY.

1. Application must be complete. Please type or clearly print in ink all necessary information.
2. Completed Application must be submitted to the Owasco Town Clerk with appropriate fee before review process can begin.
3. Application must be supported with the following documents:

MINOR PROJECT: A. Plot plan (see attached sample)
B. Sketch of project and/or specifications/materials list.

MAJOR PROJECT: A. Three (3) copies of plot plan signed
B. Three (3) copies of design drawings signed and sealed by a licensed architect or licensed professional engineer.
C. One (1) copy of approval from developer, if in Planned Development District.

PLEASE COMPLETE:

Location of property: 40 Havens Ave. Tax Map #116.18-2-18 S. Seward
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: 116.18-2-18

Name of Owner: John/Amy Murtari

Address: 40 Havens Ave.

Phone, Email: 315 224-1240 or 224-1245 john.murtari@gmail.com
(Phone) (Cell) (Email)

Application for Building/Zoning Permit (continued)

A. PROJECT CONTACTS:

Builder (If self, so indicate) Jason Foster

Address _____

Phone / Cell / Email 315-406-2191

Architect or Engineer _____

Address _____

Phone / Cell / Email _____

B. NATURE OF WORK (CHECK ALL APPROPRIATE CATEGORIES BELOW):

Existing Structure(s)

- 1. Repair (structural) _____
- 2. Addition _____
- 3. Alteration _____
- 4. Removal _____
- 5. Demolition _____
- 6. Other (specify) _____

New Structure(s)

- 1. Single Family _____
- 2. Accessory Buildings:
Garage: Attached Detached
Shed _____
- 3. Two Family _____
- 4. Deck: Covered Open
- 5. Swimming Pool: Above Below
- 6. Other (specify) _____

C. PRINCIPAL CONSTRUCTION MATERIAL TO BE USED:

- 1. Wood Interior
- 2. Brick _____
- 3. Block _____
- 4. Other (Specify) Metal exterior

D. TYPE OF FOUNDATION:

- 1. Cellar _____
- 2. Slab 6" poured cement fl.
- 3. Basement _____
- 4. Crawlspace _____
- 5. Other (Specify) _____

E. COMPLETE THE FOLLOWING:

1. Water Source: Public Private Well _____ Other _____

2. Sewage: Public Private* _____ None _____
* If private, has sewage disposal permit been applied for Yes _____ No _____

3. Will the project involve plumbing? Yes _____ No

4. Will the project involve H.V.A.C.? Yes _____ No

5. Will the project involve electrical? Yes No _____

F. COST OF THIS PROJECT: (all labor* and materials) \$ 30,000
* estimate your labor, if applicable.

Application for Building/Zoning Permit (continued)

G. ZONING DISTRICT OF PROPERTY (Circle One)

1. Residential 2. Agricultural/Residential 3. Lakeshore

H. PRINCIPAL USE OF PRESENT STRUCTURE(S) AND/OR LAND (Circle One)

1. Residential 2. Agricultural/Residential 3. Lakeshore
4. Other (Specify) _____

I. PRINCIPAL USE OF THIS PROPOSED PROJECT. (Describe) Garage (Two Story)
Storage area on 2nd fl.

J. DIMENSIONS OF TOTAL PROPERTY (if applicable)

Lot size: Length 83 (X) Width 223 (=) Total sq. ft. 18,509
Existing Buildings:
Length 20' (X) Width 15' (=) sq. ft. 300
Length _____ (X) Width _____ (=) sq. ft. _____
Length _____ (X) Width _____ (=) sq. ft. _____

Total square footage – Existing buildings _____

K. DIMENSIONS OF PROPOSED PROJECT (if applicable)

Length 20' (X) Width 15' (=) Total sq. ft. 300
Height 18' Number of stories 2

L. PROPERTY LINE SETBACKS OF PROPOSED PROJECT. (if applicable)

Front lot line setback _____ ft. Side lot line setback _____ ft.
Rear lot line setback _____ ft. Side lot line setback _____ ft.

M. ENCLOSED LIVING AREA. (if applicable) Total sq. Ft. _____

GENERAL INFORMATION PERTAINING TO THIS APPLICATION

This application will be reviewed by the Code Enforcement Officer and/or the Town Consulting Engineer. If disapproved, a letter of denial explaining reason(s) for denial will be issued to applicant. If approved, a BUILDING/ZONING PERMIT will be issued to the Applicant.

Work covered by this APPLICATION shall not commence prior to the issuance of a PERMIT. The PERMIT shall be valid for a period of twelve (12) months from the date of issuance. Construction under the PERMIT must be substantially complete within twelve (12) months or an extension must be obtained from the Code Enforcement Officer. A NOTICE OF PERMIT (issued by the Town) must be kept on the premises, publicly visible, throughout the progress of work.

Application for Building/Zoning Permit (continued)

This project may involve work requiring approval of various outside agencies. Certain outside agency approvals may be required prior to the issuance of a Permit. Final approval of all agencies involved must be submitted to the Code Enforcement Officer prior to the issuance of a Certificate of Occupancy or Compliance. Examples, not limited to the following, would be:

<u>Project Involvement</u>	<u>Agency</u>
1. Land division, SEQR, etc.	Owasco Planning Board
2. Zoning matters, SEQR	Owasco Zoning Board of Appeals
3. Public water, sewer	Owasco Water, Sewer Departments(s)
4. Private septic system	Cayuga County Health Department
5. N.Y.S. Roads	NYS Dept. of Transportation
6. Floodplains, wetlands	NYS Dept. of Environmental Conservation
7. Streams, Lakes, etc.	U.S. Army Corps of Engineers

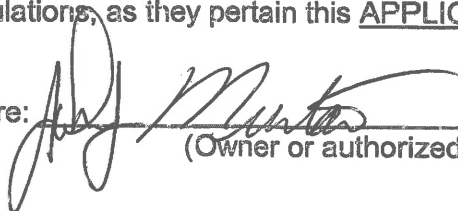
Application for a CERTIFICATE OF OCCUPANCY OR COMPLIANCE is made concurrently with this filing. It is the responsibility of the owner or authorized agent to notify the Code Enforcement Officer when the project is completed in order to obtain a Certificate of Occupancy or Compliance.

The Town Code Enforcement Officer and/or Building Inspector, upon the display of proper credentials and in the discharge of his duties, shall be permitted to enter upon the premises covered by this application with out interference, for the purposes of inspecting, during normal working hours.

No person shall make any changes to the plans herewith submitted or of the specifications herein contained in the structural part of the project without the written consent of the Code Enforcement Officer.

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I certify that the answers to the questions set forth in this APPLICATION are true, correct and complete. Additionally, I agree that, in the event the PERMIT is approved, to comply with the provisions of all State of New York and Federal Government laws, rules and regulations, as they pertain this APPLICATION.

Signature:  _____
(Owner or authorized agent)

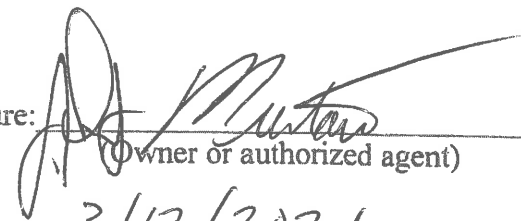
TOWN OF OWASCO

ATTACHMENT TO APPLICATION FOR BUILDING/ZONING PERMIT

APPENDIX E - EROSION & SEDIMENT CONTROL PLAN FOR SMALL
HOMESITE CONSTRUCTION

In accordance with the Town of Owasco Town Board Resolution 08-060 dated March 13, 2008, I acknowledge receipt of Appendix E - Erosion & Sediment Control Plan for Small Homesite Construction and agree to comply with the regulations set forth in said Appendix E. Failure to comply with these regulations will result in the issuance of a stop work order by the Code Enforcement Officer.

Signature:



(Owner or authorized agent)

Date:

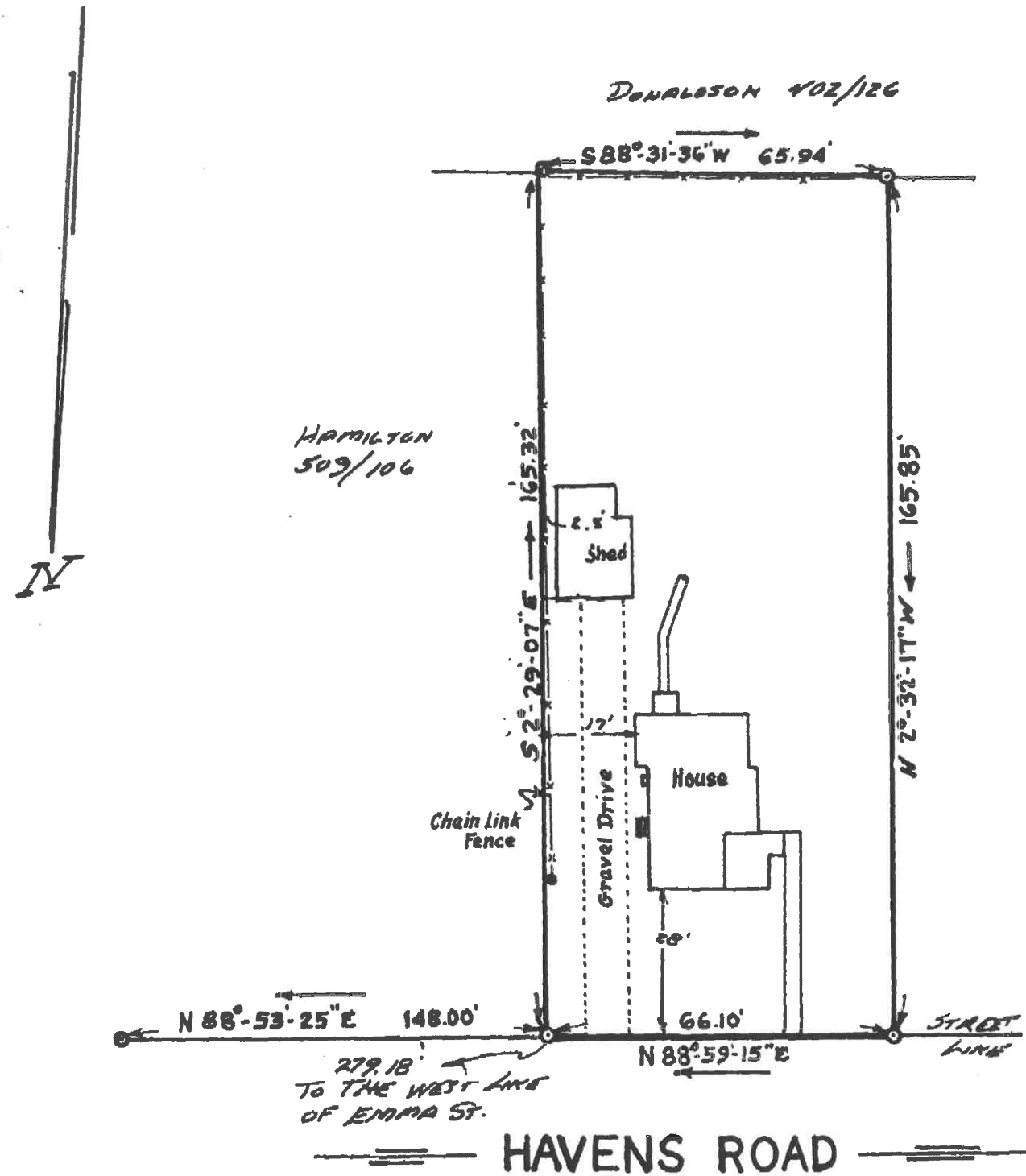
3/12/2021

86 NOV 19 P 2: 38

TO:
State Wide Funding Corp, its Successors and/or Assigns;
Boyle, Anderson, Lipski, McLane and Lynch, P.C.;
National Attorneys' Title Insurance Company.
This is to certify that there are no set-back violations nor encroachments that exist and that this map was drawn 10-23-86 from notes of a survey completed 10-21-86 pursuant to the minimum standards set forth by the New York State Association of Professional Land Surveyors.

[Signature]
P.L.S. 46564

LEGEND: O EXIST. I.P.



Reference —
Grace Jaworski to Robert F. & Gertrude R. Lee, Recorded 12-17-58 in Liber 307 at Page 431.

86-223

SURVEY MAP
of the premises of
ROBERT F. & GERTRUDE A. LEE
commonly known as No. 40 Havens Avenue

TOWN of OWASCO COUNTY of CAYUGA

STATE of NEW YORK

SCALE 1" = 30'	AREA 0.2509 ACRE	CC 86-23-10	<i>[Initials]</i>
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