Authentisign ID: D0899E58-5662-4098-9A54-35059AA4860B

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 _____

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To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) Michael Brady and Karen Simmonds-Brady (is) (are) the owner(s) of property situated at 363 Cottonwood Lane located in the Town of Owasco, County of Cayuga and State of New York.

2. The applicant's appeal concerns the property owned by the Applicant (see above) and located at 363 Cottonwood Lane, Auburn, New York 13021 .

Tax Map # 131.03-1-17.1

B. Nature of Request: Subdivision of parcel, which will result in parcel on which the residence is situated exceeding the present impervious surface threshold as set forth under the current Code. See attached sheet for additional information.

C. Attach copy of Plot Plan

Signature(s) Authentisign Michael Brady 11/02/2020 11/2/2020 2:35:22 PM EST — Authentisign 11/02/2020 11/2/2020 2:56:46 PM EST

Telephone No. 315 252 2352 — DATE 11/2/2020

Cell No. 315 406-4725

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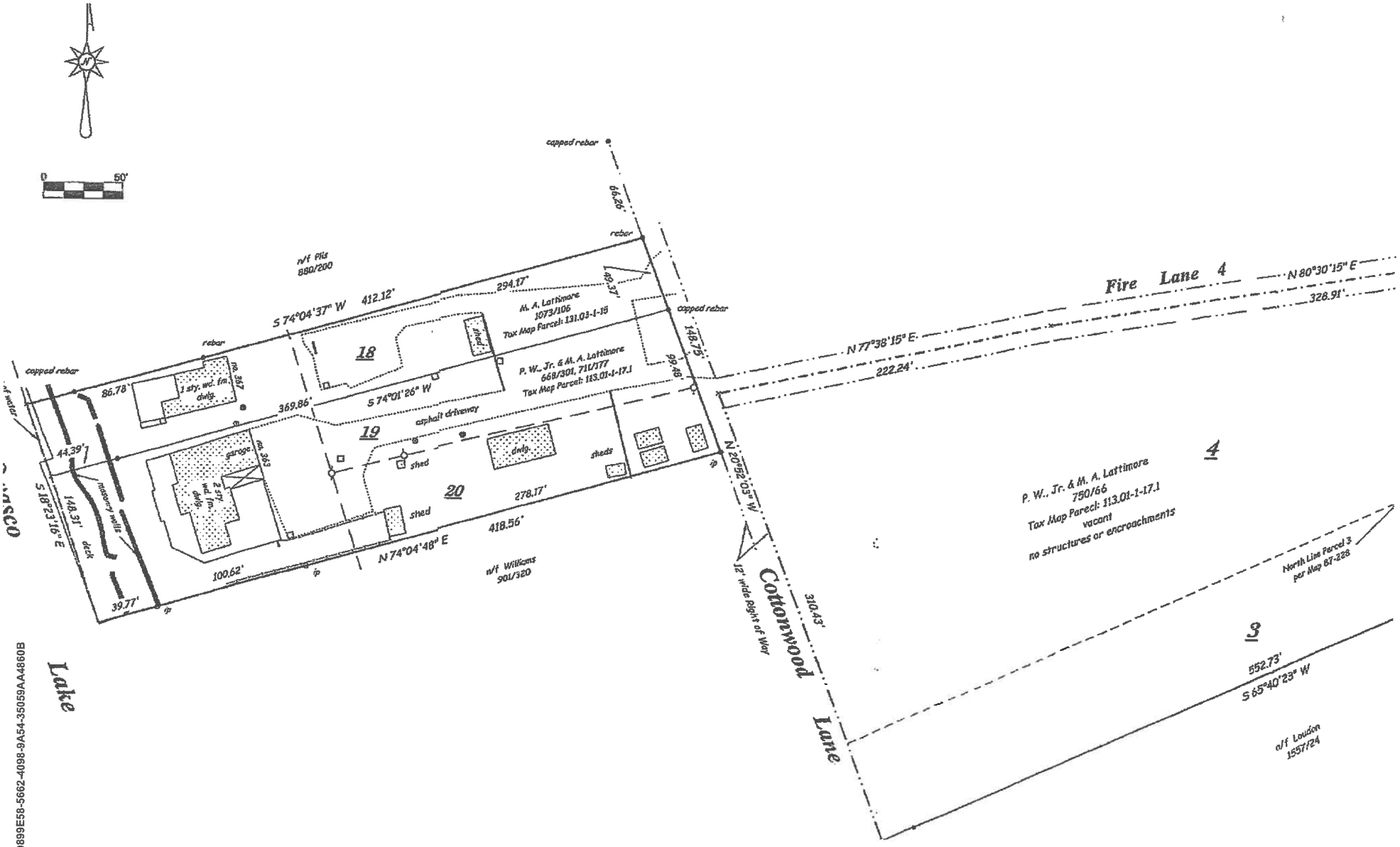
Attachment to Brady Variance Application

The applicant seeks to subdivide those lots depicted as Lots 3 and 4 on the attached plot plan from those lots depicted as Lots of 19 and 20. Following subdivision, the applicant will retain Lots 19 and 20, making no further improvements to said lots. Should the subdivision be approved, Lots 19 and 20 will measure approximately 41,700 square feet in surface area. Further, the impervious surface coverage for said Lots, based on existing improvements, will measure approximately 14,595 square feet, as determined by Michael Palmieri, Architect. Consequently, the total impervious surface expressed as percentage will be approximately 35.00%. The foregoing exceeds the 20.00% threshold allowable for the district in which the applicants' property is situated. That understood, the applicant seeks approval to proceed with the subdivision as the resulting parcel retained by applicant (Lots 19 and 20) will be in harmony with other similarly situated residential properties that surround it, in particular those situated on Owasco Lake. Further, the variance would not create any sort of precedent allowing for the construction of new residential dwellings having impervious surface coverages exceeding 20.00% as the residence and improvements were constructed before the present zoning restrictions were in place – it would also allow for the use and development of the Lots 3 and 4, which would otherwise sit vacant and underutilized. More specifically, Lots 3 and 4, once subdivided, meet the code requirements for residential lot size and also have access to sewer, water and other utilities.



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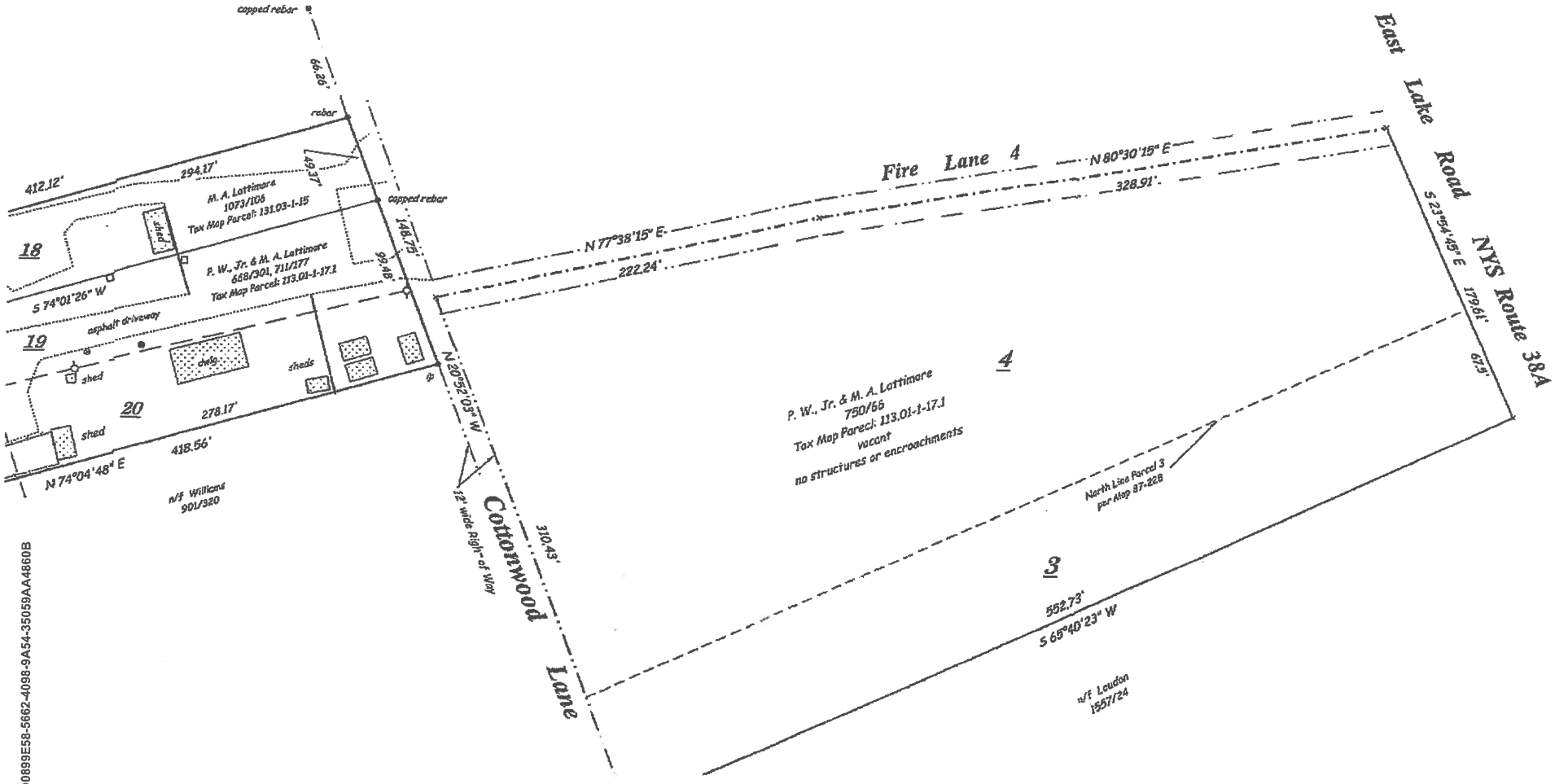

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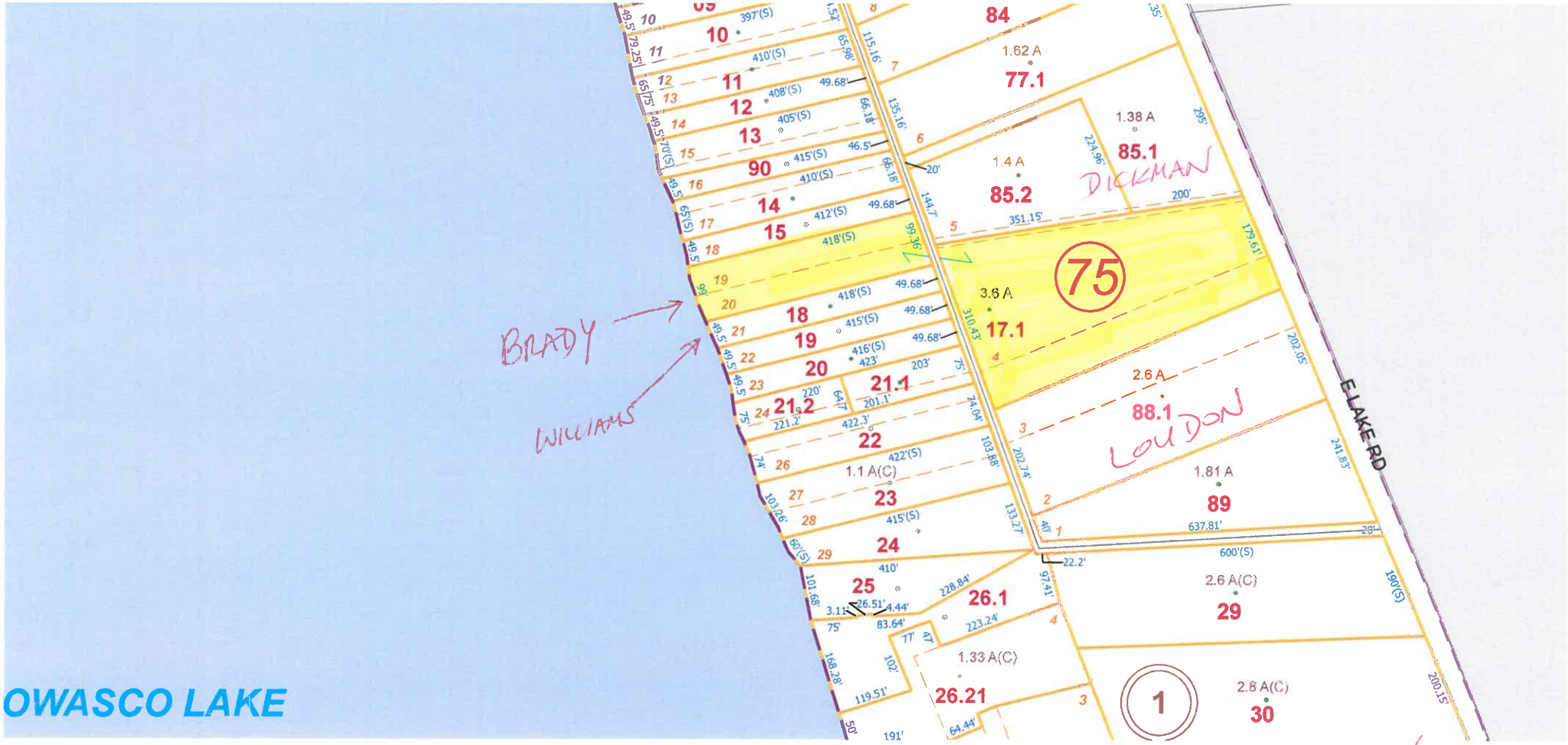
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1.62 A
1.38 A
1.4 A
3.6 A
2.6 A
1.81 A
2.6 A(C)
2.8 A(C)
1.1 A(C)
1.33 A(C)