

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

AREA VARIANCE  
ET. # 2500

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

a. Ordinance ZONING Case No. \_\_\_\_\_  
b. Title FENCES, TERRACES AND PROJECTIONS IN REQUIRED YARDS Date Rec'd BA \_\_\_\_\_  
c. Section 150-25 Date Hearing \_\_\_\_\_  
Date Action \_\_\_\_\_  
c. Paragraph \_\_\_\_\_  
Action \_\_\_\_\_  
\*\*\*\*\*

7' HEIGHT AREA  
VARIANCE TO  
PLACE A ~~SHED~~  
10' X 16' STORAGE  
SHED IN A FRONT  
YARD AREA

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) John + Kristen Pease  
(is) (are) the owner(s) of property situated at 325 sunset Beach dr,  
Auburn, NY

2. The applicant's appeal concerns the property owned by John + Kristen Pease  
and located at 325 sunset beach dr, Auburn  
Tax Map # 138.03-1-65

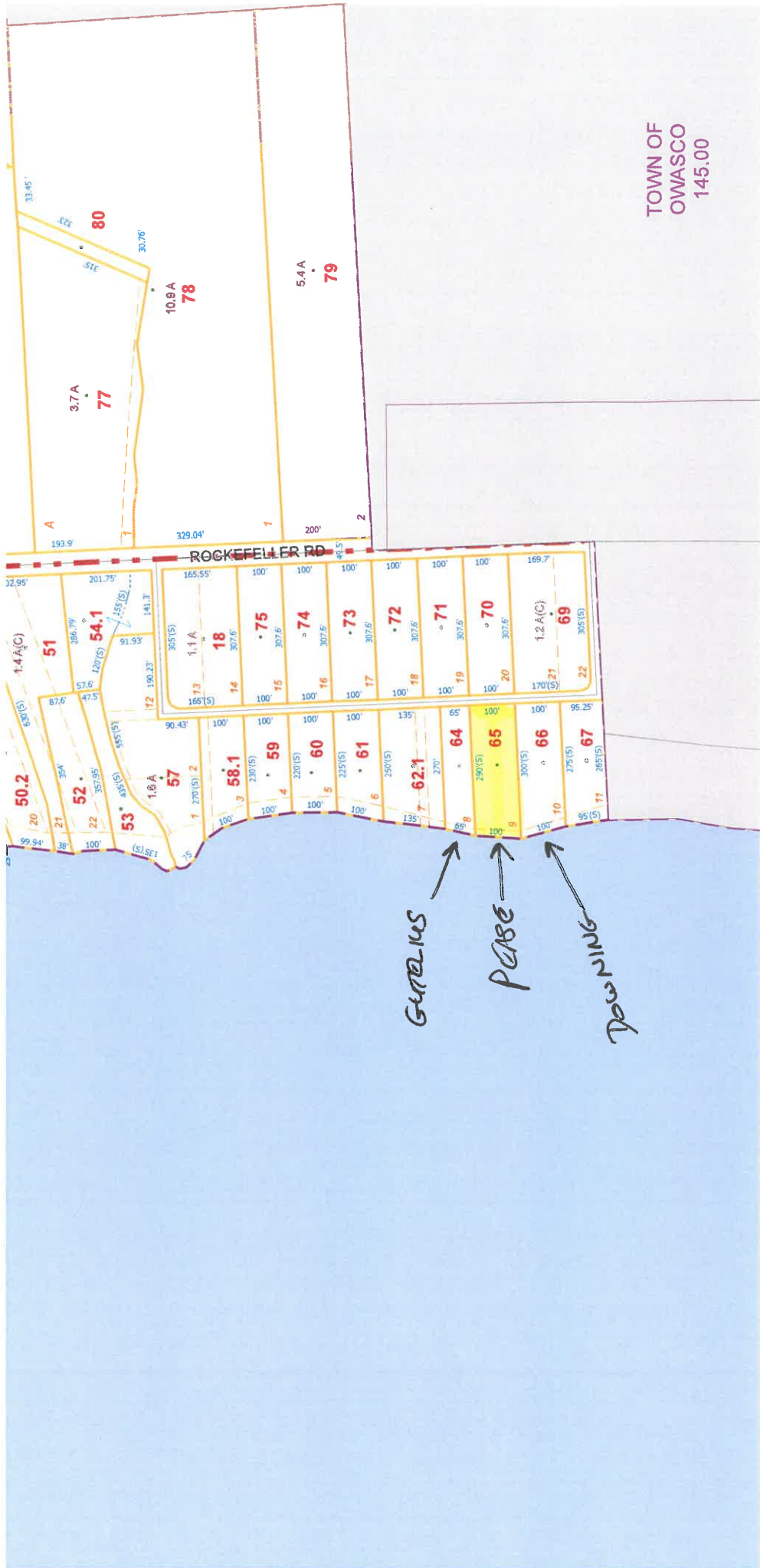
B. Nature of Request: we would like a variance to place a 10x16 shed in the front yard of my lakeshore property. The shed is 10 FT tall and would be used for water toy storage and a childrens hangout area. Both the north and south side of the property are tree/brush lined and will not be in sight of either neighbor. The shed will be placed 28 FT from the house and will face north. The long side of the shed will be east/west. The west side of the shed will be approx 100 FT from the waters edge. The shed will match the house exactly. All white, black metal roof and black windows.

C. Attach copy of Plot Plan

Signature(s) [Signature]

Telephone No. \_\_\_\_\_ DATE 6-1-2022

Cell No. 315-200-4725



TOWN OF  
OWASCO  
145.00



GUTELINS

PERSE

DOWNING

Lake

Plot Plan

Trees

← Trees

↑ 30 FT ↓

new Shed

6 FT  
28 FT

22 FT

33 FT

↑ 30 FT ↓

North.



neighbors house

neighbors house

Brush line

Brush line

Driveway

John Pease  
325 sunset Beach dr  
Tax map # 138.03-1-65

existing 10x16 Shed  
Brush line

Sunset Beach dr.

## Codes Patrick Doyle

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**From:** Codes Patrick Doyle  
**Sent:** Tuesday, May 24, 2022 9:35 AM  
**To:** jpease35@aol.com  
**Cc:** Deputy Clerk Lori Reed  
**Subject:** Shed Permit Application  
**Attachments:** OwascoVarianceApplication.pdf

Good Morning John:

I received your shed permit application this morning.

The location you are proposing is considered a front yard in the Lakeshore Zoning District and the height of a structure is limited to 3 feet.

You can apply for a height area variance from the Zoning Board of Appeals (ZBA) to place the shed in the front yard. I've attached the application for your convenience.

The deadline to submit the application is June 6, 2022 and the next ZBA meeting is scheduled for June 20, 2022.

Please contact me with any questions.

Regards,  
Patrick

J. Patrick Doyle, Code Enforcement Officer  
Town of Owasco  
2 Bristol Avenue, Auburn, New York 13021  
Office: (315) 253-9021 Fax: (315) 253-2683 Mobile: (315) 729-3921

Town of Owasco  
2 Bristol Avenue  
Auburn, New York 13021

RECEIVED

MAY 24 2022

Town of Owasco  
Code Enforcement

J. Patrick Doyle  
Code Enforcement Officer  
Email: [codes@owascony.gov](mailto:codes@owascony.gov)

Office Phone: 315-253-9021

Fax: 315-253-2683

Cell Phone: 315-729-3921

Application No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \$ \_\_\_\_\_

## Application for Building/Zoning Permit (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: 325 Sunset beach dr Auburn  
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: 138-03-1-65

Name of Owner: John Pease

Address: 4770 setting Sun ter Syracuse NY 13215

Phone, Email  
(Phone) 315-200-4725 (Cell) JPease35@Aol.com (Email)

**Application for Building/Zoning Permit (continued)**

**A. PROJECT CONTACTS:**

Builder (If self, so indicate) Backyard Outfitters c/o Tyson Farm & Feed  
Address Marcellus.  
Phone / Cell / Email \_\_\_\_\_  
Architect or Engineer \_\_\_\_\_  
Address \_\_\_\_\_  
Phone / Cell / Email \_\_\_\_\_

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

**Existing Structure(s)**

- |                              |                          |
|------------------------------|--------------------------|
| 1. Repair (structural) _____ | 4. Removal _____         |
| 2. Addition <u>X</u>         | 5. Demolition _____      |
| 3. Alteration _____          | 6. Other (specify) _____ |

**New Structure(s)**

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

**C. PRINCIPAL CONSTRUCTION MATERIAL TO BE USED:**

- |                  |                          |
|------------------|--------------------------|
| 1. Wood <u>X</u> | 3. Block _____           |
| 2. Brick _____   | 4. Other (Specify) _____ |

**D. TYPE OF FOUNDATION:**

- |                                 |                     |
|---------------------------------|---------------------|
| 1. Cellar _____                 | 3. Basement _____   |
| 2. Slab _____                   | 4. Crawlspace _____ |
| 5. Other (Specify) <u>stone</u> |                     |

**E. COMPLETE THE FOLLOWING:**

1. Water Source: Public X Private Well \_\_\_\_\_ Other \_\_\_\_\_  
2. Sewage: Public X Private\* \_\_\_\_\_ None \_\_\_\_\_  
\* If private, has sewage disposal permit been applied for Yes \_\_\_\_\_ No \_\_\_\_\_

- |  |           |             |
|--|-----------|-------------|
| 3. Will the project involve plumbing?    | Yes _____ | No <u>X</u> |
| 4. Will the project involve H.V.A.C.?    | Yes _____ | No <u>X</u> |
| 5. Will the project involve electrical ? | Yes _____ | No <u>X</u> |

F. COST OF THIS PROJECT: (all labor\* and materials) \$ 5000  
\* 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) Storage shed / childrens Hangout.**

**J. DIMENSIONS OF TOTAL PROPERTY (If applicable)**

Lot size: Length 300 (X) Width 100 (=) Total sq. ft. 30000

Existing Buildings:  
House Length 31 (X) Width 22 (=) sq. ft. 680

Shed. Length 10 (X) Width 10 (=) sq. ft. 160

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. \_\_\_\_\_

Total square footage – Existing buildings \_\_\_\_\_

**K. DIMENSIONS OF PROPOSED PROJECT (If applicable)**

Length 16 (X) Width 10 (=) Total sq. ft. 160

Height 10 Number of stories 1

**L. PROPERTY LINE SETBACKS OF PROPOSED PROJECT. (If applicable)**

Front lot line setback At least 180 ft. Plus Side lot line setback 10 ft.

Rear lot line setback At least 60 ft. Plus. 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.

.....

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: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be "J. R. Z.", written over a horizontal line.

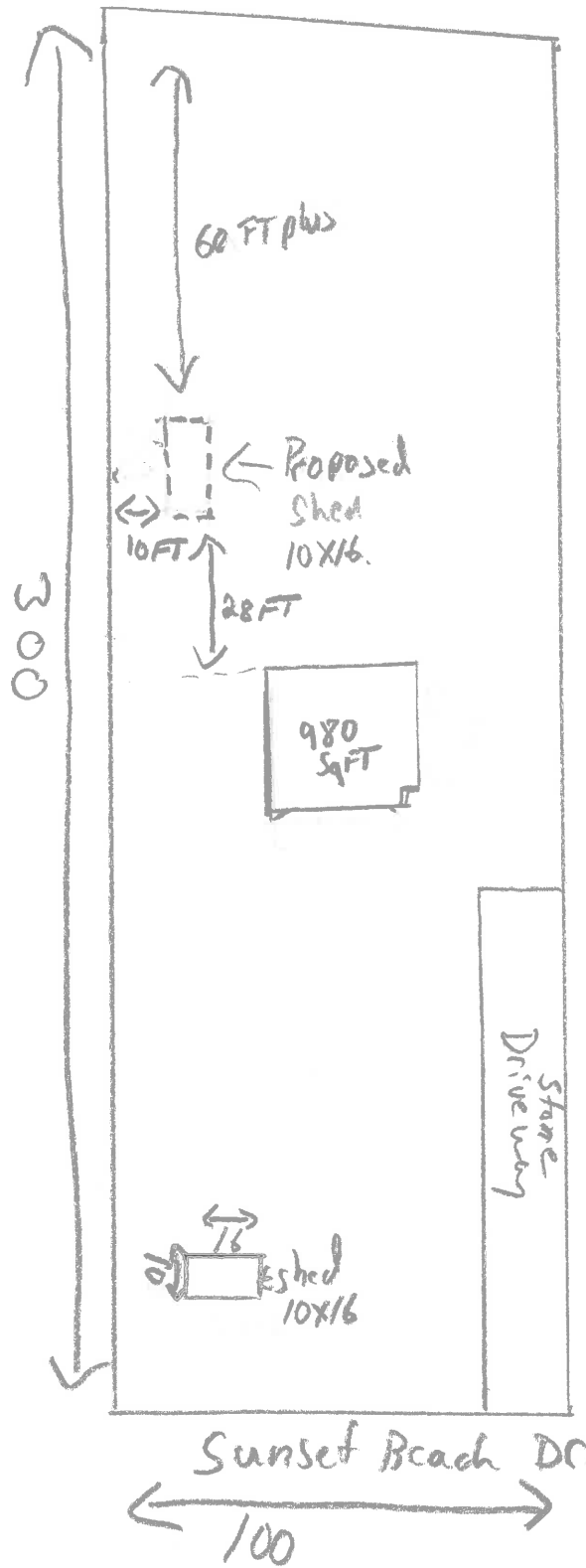
(Owner or authorized agent)

Date: \_\_\_\_\_

5-22-22

Owasco lake

Downing



Gutelius



John Pease  
 325 sunset beach dr  
 TAX map # 138.03-1-65