

**Town of North Greenbush
Zoning Board of Appeals
2 Douglas Street, Wynantskill NY 12198**

Applicant Number	_____
Date Application Received	<u>12/27/24</u>
Hearing Scheduled Date	<u>2/12/25</u>
Application Fee	<u>100 - Pd</u>
Approved Date (y/n)	_____ Conditions _____
Denial Date	_____ Withdrawn _____
Date	_____

FOR
Feb
ZBA

**Application for a Variance, Special Permit,
and/or Appeal**

Zoning Board Fees as per Chapter 197 Section I

General Information

Applicant:
Name: HARRY HALE
Company: THADDEWEN @ GMAIL, COM
Address: 18 JESSICA CIR.
TROY, NY 12180
Phone: 518-365-3995

Property Owner:
Name: SAME
Company: _____
Address: _____
Phone: _____

Applicant is: Owner Builder _____ Lessee _____ Architect/Engineer _____ Agent _____ Other _____
If Other, Explain: _____

Lot Information

Street Address of Lot: 18 JESSICA CIR, TROY, NY 12180

Parcel ID Number: LOT #60 Zoning District: PDD

Irregular Shape of Lot (Y or N) N Corner Lot (Y or N) N

Existing: Lot Area 0.13 AC Frontage 30' +/- Depth 124' +/-

Set Backs: Front 30' Rear 15' Left 10' Right 10'

Proposed: Lot Area _____ Frontage _____ Depth _____

Setbacks: Front _____ Rear _____ Left _____ Right _____

Type of Water Service: COPPER SERVICE Type of Sanitary Disposal: GRAVITY SEWER

Describe Existing Use:
SINGLE FAMILY DWELLING (TOWNHOUSE)

Type of Request: Area Variance _____ Use Variance _____
 Special Permit _____ Code Interpretation _____

Briefly describe the proposal:
PERMISSION TO ADD ENTRY/EXIT STAIRS TO EXISTING REAR DECK. STAIRS WOULD ENCROACH UPON 15' REAR PROPERTY SETBACK.

Abutters- Adjacent Property Owners

List the name and address for each adjacent property owners. Use additional paper if needed.

	Name:	Address:	Property Use:
Front	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Rear	<u>JOE & SUZANNE ANDERSON</u>	<u>108 LORENZO</u>	<u>SINGLE FAMILY RES.</u>
Left	<u>CIS & WALTER WOODKA</u>	<u>16 JESSICA</u>	<u>↓</u>
Right	<u>TIM & CHERYL CROLL</u>	<u>20 JESSICA</u>	<u>↓</u>

Required Submittals

- A plot plan showing all property lines, dimensions, adjacent streets, existing structures, setback distances, and location of proposed changes.
- Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Form
- Appropriate fee, as determined by the Code of the Town of North Greenbush, and as Calculated by the Building Department

**NOTE: Additional submittals may be required by the Zoning Board of Appeals.
Failure to submit all required documents may result in a delay
in the processing or denial of the application.**

Have there been any other variances issued for this property? (Y or N) N
If yes, explain:

For any Area Variance Request, please complete the following:

Proposed use/construction: ENTRY/EXIT STAIRS TO REAR DECK
(Single family home, commercial building, addition, deck, pool, accessory building, sign, fence, etc)

	REQUIRED	PROPOSED
Lot Size:		
Width at set back:		
Front Setback:		
Rear Setback:	15'	10'-12' +/-
Left Side Setback:		
Right Side Setback:		
Maximum Lot Coverage:		
Maximum Height:		

For Multi-family Residential / Non- Residential Area Variances, please complete the following:

	REQUIRED	PROPOSED
Number of Parking Spaces:		
Buffer:		
Units per Acre:		

Area Variance Continued

1. Explain how no undesirable change will be produced in the character of the neighborhood; nor a detriment to nearby properties created by granting the area variance.

STAIRWAY IS FOR USE OF REAR ENTRY & EGRESS FROM RESIDENCE ONLY. CONSTRUCTION TO MATCH EXISTING & NEIGHBORING CHARACTERISTICS WITH H.O.A. REVIEW & APPROVAL. THERE SHALL BE NO DETRIMENTAL IMPACT TO NEARBY PROPERTIES.

2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

EXISTING RESIDENCE WAS BUILT TO MAXIMIZE LOT AREA. HOWEVER NO PROVISIONS WERE PROVIDED FOR REAR EGRESS IN CASE OF EMERGENCY. THE ONLY OPTION FOR INSTALLING REAR ENTRY/EGRESS IS TO ENCRoACH ON SETBACK.

3. Describe whether the requested Area Variance is substantial.

I DO NOT FEEL THIS VARIANCE REQUEST IS SUBSTANTIAL IN NATURE.

4. Explain how the proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood or district.

THERE ARE NO KNOWN ADVERSE ENVIRONMENTAL IMPACTS THAT COULD DEVELOP FROM THIS PROPOSED VARIANCE. THE ONLY KNOWN PHYSICAL ADVERSE EFFECT IS THAT OUR CURRENT DECK WILL EXTEND 3'-4' CLOSER TO REAR PROPERTY LINE.

5. Explain whether difficulty is self-created. (Consideration is relevant, but should not necessarily preclude the granting of the Area Variance.)

I DO NOT BELIEVE THIS DIFFICULTY IS SELF-CREATED. JUST A PRE-EXISTING CONDITION THAT MAY OF BEEN OVERLOOKED FOR A REAR ENTRY/EGRESS DESIRED BY FUTURE HOME OWNERS.

N/A

For Use Variance Applications, please complete the following:

Describe the request use: _____

1. Explain why the application cannot realize a reasonable return without the Use Variance, as demonstrated by the content financial evidence.

2. Explain how the alleged hardship relating to the property is unique, and does not apply to a substantial portion of the neighborhood.

3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.

Explain whether the alleged hardships have been self- created.

Describe in Detail your request:

Explain why granting the request is consistent with the public health, safety, and general welfare of the community, including the public or commercial inconvenience of the applicant.

For **Home Occupation Request**, please see Town of North Greenbush Code Sections 197-3 and 197-24

For **Earthwork Permit**, Please see Town of North Greenbush Code Section 197-30

For **Telecommunication Tower Permit**, Please see Town of North Greenbush Code Section 197- 107

Appeal Criteria

Explain the nature of the requested appeal, including Town Code Section, Building Department decision, and your objections.

Certification and Authorization

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of North Greenbush to process this application as provided by law.

	Applicant:	Property owner:
Name:	<u>HARRY HALE</u>	<u>SAME</u>
Signature:	<u>[Signature]</u>	<u></u>
Date:	<u>12/26/24</u>	<u></u>

FEES as per Town Code Chapter 197	
Special Permits for a residential single parcel: \$50	Special Permit for non-residential parcel: \$150
Area Variance for a single residential parcel: \$100.00	Area Variance for a non- residential parcel: \$300.00
Use Variance for a single residential parcel: \$200.00	Use Variance for a non-residential parcel: \$500.00