

APPLICATION FOR VARIANCE

Type of Variance(s) requested:



Area



Use



FEMA

Applicant Information (if applicant is not the owner of the property, a notarized Agent Authorization form must be submitted)

Robert Drake

Name

Name of Owner if other than Applicant

46 State Route 214

Mailing Address

Mailing Address

Phoenicia, NY 12464

City/State/Zip

City/State/Zip

4803854647

Contact Number

Contact Number

Property InformationSection 14.13 Block 1 Lot 16 Zoning District HC Size .29 acresPhysical address: 46 State Route 214 Flood Zone: ☒ Yes ☐ No**IF AREA VARIANCE**Dimensions of Existing Building: see site plan (including height) Square Footage: 3310 sq ft

Dimensions of Proposed Building: _____ (including height) Square Footage: _____

Dimensions of Proposed Addition: 6'10" x 11'10" x 1' (including height) Square Footage: 81 sq ft

Maximum Structure Coverage Allowed: _____ % Variance Percentage Requested: _____ %

Proposed Setbacks: Front 30 ft. Rear 35 ft. Side 5 ft. Side 20 ft.Required Setbacks: Front 30 ft. Rear 35 ft. Side 20 ft. Side 20 ft.Variance Requested: Front 0 ft. Rear _____ ft. Side _____ ft. Side 0 ft.**IF USE VARIANCE**

Existing Use/Occupancy: _____

Proposed Use/Occupancy: _____

Reason for Variance (describe the nature of the variance you are requesting, explaining in detail the reasons for the hardship of the land that you believe qualifies you for a variance. (attach additional pages if needed.))

I am a participant in the Catskill Watershed Corporation Flood Hazard Mitigation program.

Under that program, a flood engineer evaluated my program and recommended that I move basement utilities (electrical panel, heater, hot water, oil tank) above base flood elevation.

Their engineer designed an addition to act as a utility room to meet those specifications. House & cottage are closer to alternate side and rear lot lines than current variances but pre-existing.

Attachment – Plot Plan

Section: 14.13 Block: 1 Lot: 16

Location of lot: 46 State Route 214

Note: The plot plan drawn above must show the configuration of the lot showing ALL structures on the parcel and giving the dimensions of each structure and, most importantly, the setbacks of each structure from the property lines (front, rear, and sides.) The sketch **MUST BE DRAWN TO SCALE**. Indicate the name and placement of the road(s) for purposes of identification.

If you are submitting a professionally drawn sketch plan or preliminary plat, please check ☐ here and submit a minimum of six (6) copies of the drawing.

STATEMENT

The undersigned as individual owner(s) or as a qualified officer of the corporate owner of the above-described property, hereby apply for approval of the proposed variance in accordance with the provisions of the Zoning Law of the Town of Shandaken and authorize entry upon the property for site inspections by Zoning Officials and their authorized representatives. Fees are due and payable to: Town of Shandaken upon submission of the application.

Signature(s) Robert Drake

Date 1/13/2025

