



"The Heart of the Park...Where the Eagle Soars"

www.shandaken.us

P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480

Supervisor: (845) 688-7165
Police: (845) 688-9902
Town Clerk: (845) 688-5004
Justice Court: (845) 688-5005
Assessor: (845) 688-5003
Assessor Fax: (845) 688-5708
ZBA/ZEO/Planning: (845) 688-5008
Highway: (845) 688-9901
Fax: (845) 688-2041

APPLICATION FOR AREA VARIANCE

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

Name Robert L Jones Name of Owner if other than Applicant
Mailing Address 72 Rudy Frank Rd
City/State/Zip Shandaken, NY 12480
Contact Number 845-399-7656
Email Address rljirny@aol.com

Property Information

Section 5.13 Block 2 Lot 44 Zoning District _____ Size 45 acres
Physical address: 72 Rudy Frank Rd Shandaken Flood Zone: [] Yes [X] No
Parcel is located on a X TOWN _____ COUNTY _____ STATE _____ PRIVATE road.
Is the parcel located within 500 feet of any County or State road or property? X yes _____ no
Is the parcel located within 100 feet of any mapped water course? _____ yes X no

Existing Use/Occupancy: Residence

Proposed Use/Occupancy: Residence

Describe the nature of the variance you are requesting:

To add an addition to an unconfoming lot:
(nonconforming)

At least 10 days prior the Zoning Board of Appeals meeting the following will be submitted to the Zoning Office:

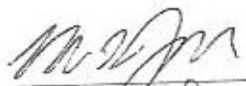
1. Six (6) copies of the application and all supporting documents
2. Six (6) copies of the plot/site plan detailing the proposed project and giving a diagram of the property showing all the existing and proposed buildings/structures, indicating the setback dimensions from each property line, stream, road, right of way, and other buildings/structures on the property.
3. A PDF copy of application, supporting documents, and plot/site plan.
4. Application fee: \$100, plus \$50 for any additional area variances within the same application.

Once your complete application is submitted to the Zoning Department, it will be scheduled for a PRELIMINARY HEARING, during which time the applicant will present their case to the Board of Appeals. The Board will review the application and all supporting documents, and if all requirements have been met, the applicant will be scheduled for a PUBLIC HEARING, usually at the next regular monthly meeting of the Board of Appeals. During the intervening period, the Zoning Office will notify the applicants abutting and adjacent property owners of the pending application and public hearing date. The cost of notifying the abutting and adjacent property owners via certified mail will be the responsibility of the applicant regardless of the Boards decision.

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)


Theresa Jones

Date

3/14/25

Attachment - Plot Plan

Section: 5.13 Block: 2 Lot: 44
Location of lot: 72 Rudy Frank Rd Shandaken

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.

CRITERIA FOR THE ISSUANCE OF AN AREA VARIANCE

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

Each of the five listed criteria must be answered by the applicant with a narrative.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

This will be a small one room addition. There will be minimal ground disturbance using piers. No detriment to nearby properties will be created.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

There is no other feasible option due to our property being a non conforming lot.

3. Whether the requested area variance is substantial:

I do not believe the requested variance to be substantial. It is one room 324 sqft den, with a 35 sqft closet and a 64 sqft porch that is replacing a 64 sqft porch.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

There will be no adverse effects/impacts involved. Very minimal changes, with no changes/involvement of water and septic.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance:

Our issue was not self created. Current structure was built to specs allowed at that time, for lot size. Small additional living space needed.

Any supporting documents should be submitted as a part of the application to the Zoning Board of Appeals.

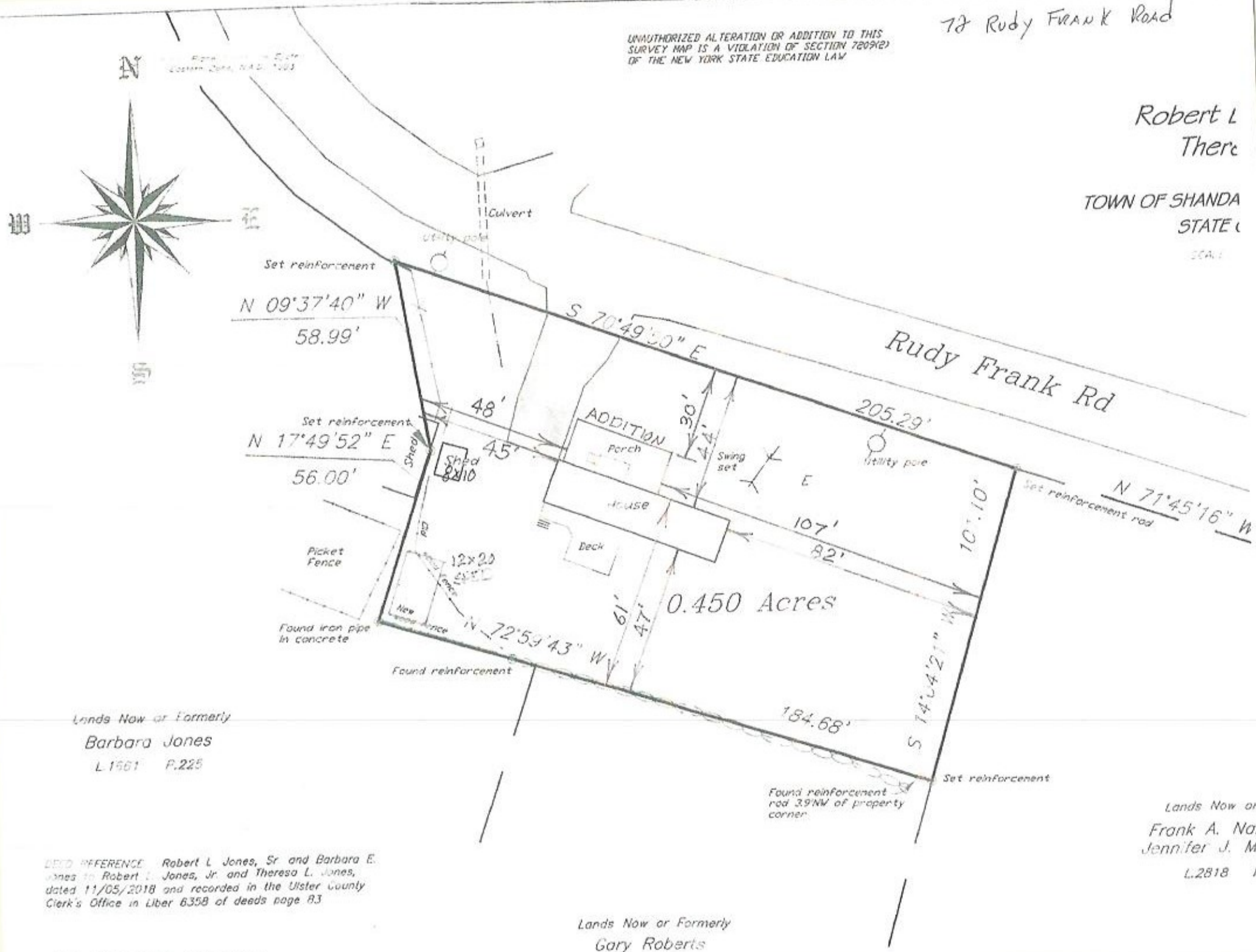
UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY MAP IS A VIOLATION OF SECTION 7209(2)
OF THE NEW YORK STATE EDUCATION LAW

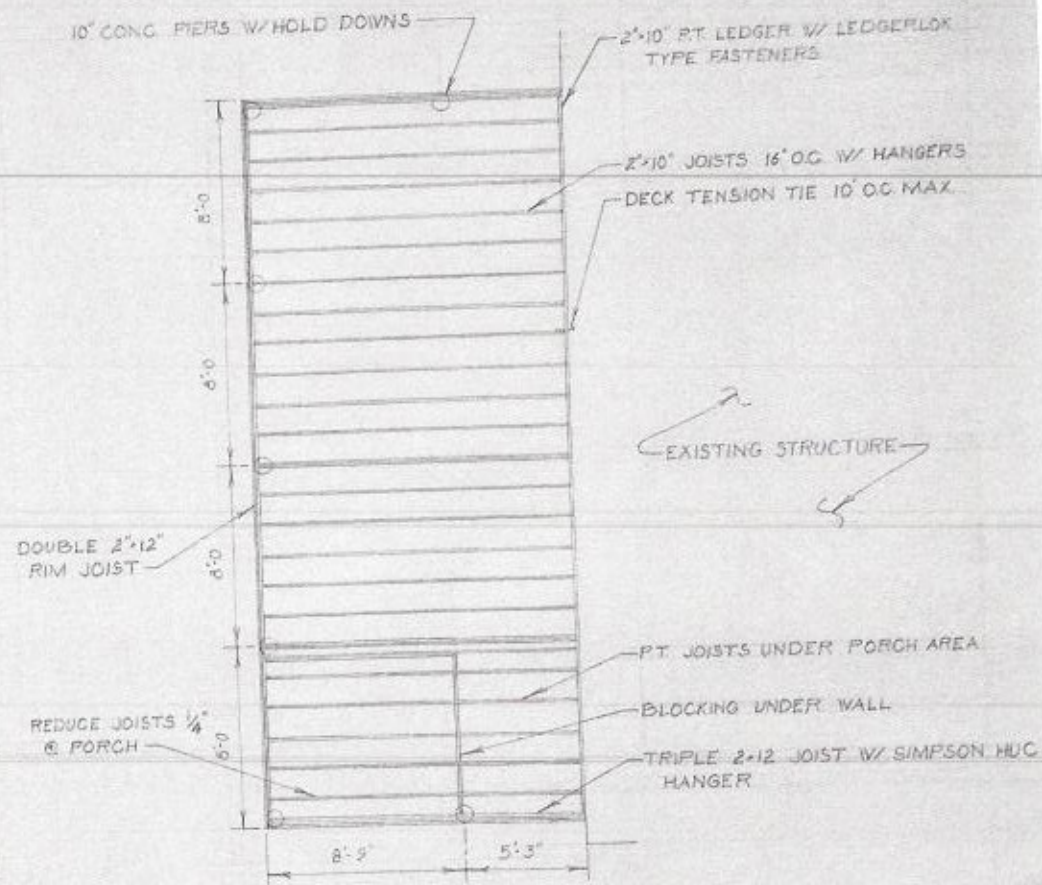
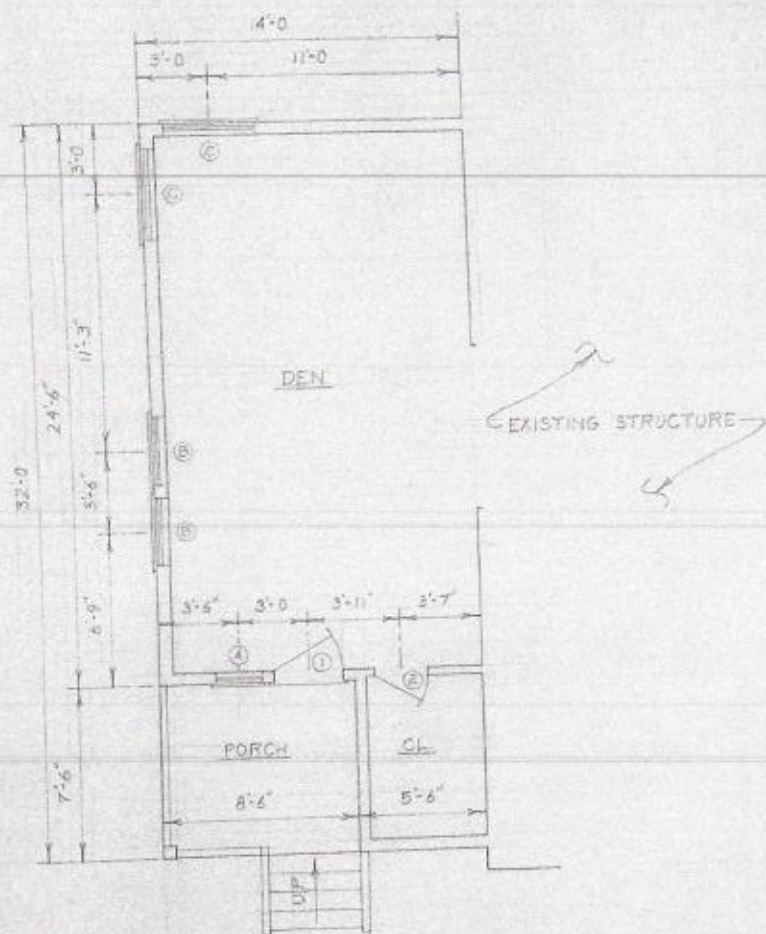
78 Rudy Frank Road

Robert L
Therese

TOWN OF SHANDA
STATE OF NEW YORK

SCALE





WINDOW/DOOR SCHEDULE

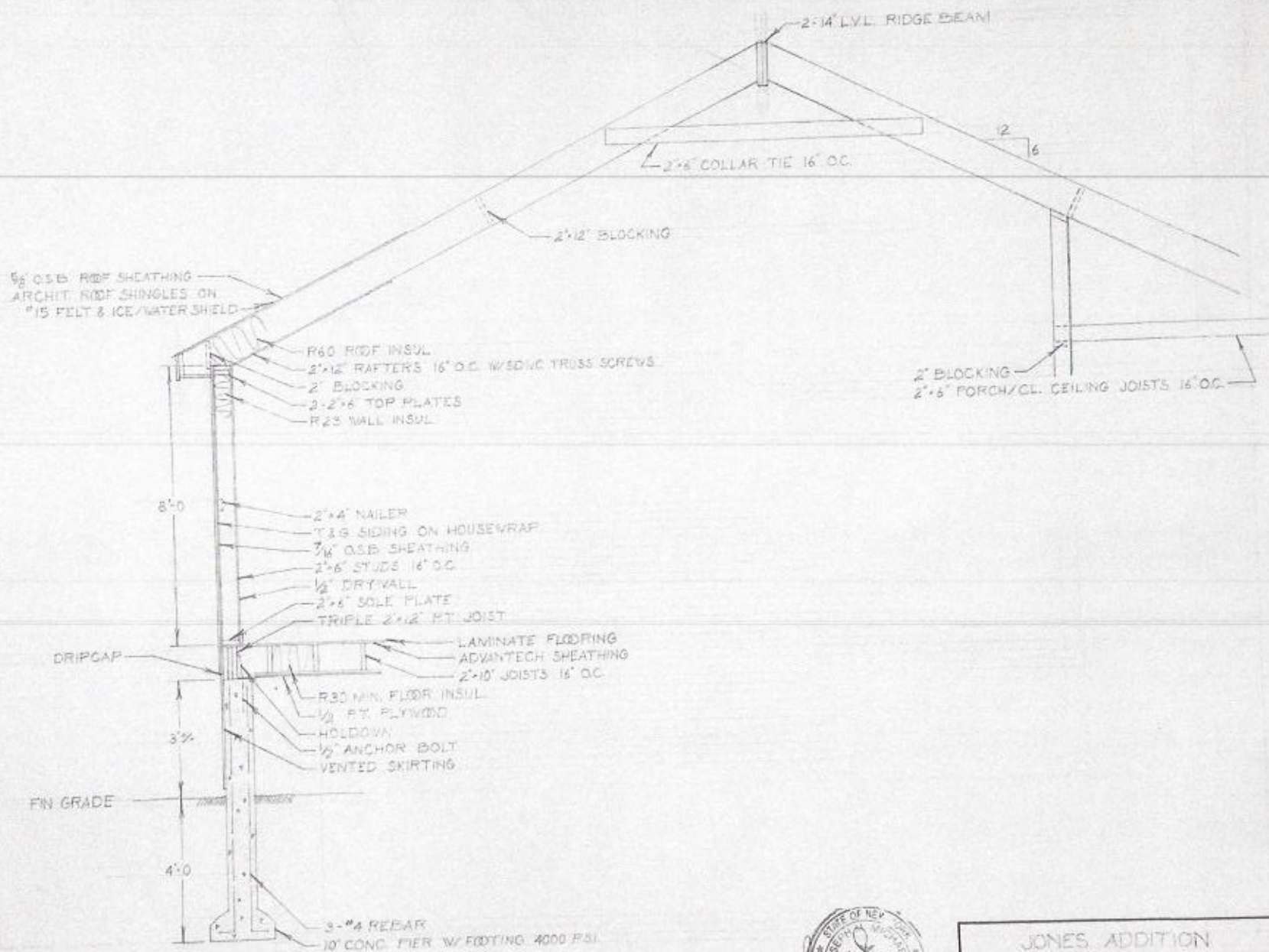
④	1	2030	DOUBLE HUNG VINYL WINDOW
⑤	2	3046	" " " "
⑥	2	4040	STATIONARY " "
①	1	5'-0" x 6'-8"	ENTRY DOOR W/ GLASS
②	1	2'-4" x 6'-8"	INTERIOR WOOD DOOR




3/10/2025

JONES ADDITION

SCALE 1/4"=1'-0"	APPROVED BY <i>[Signature]</i>	DRAWN BY RJ
DATE 2/1/25	REVISED	
FLOOR PLAN / PIER & FLOOR LAYOUT		
72 RUDY FRANK RD		DRAWING NUMBER 1 OF 2



9 March 2025

JONES ADDITION			
SCALE 1/2" = 1'-0"	APPROVED BY	DRAWN BY R.J.	
DATE 2/13/25		REVISED	
STRUCTURAL ELEVATION			
72 RUDY FRANK RD			DRAWING NUMBER 2 OF 2