



Village of Saranac Lake - Planning Department
 39 Main St.
 Saranac Lake, NY 12983
 Phone (518) 891-4150
www.saranaclakeny.gov


Instructions:

- A complete application must include a dimensioned plot plan
- Area Variance application fee - \$200.00
- Incomplete applications will not be placed on the Development Board agenda
- Area Variance regulations can be found at: <https://ecode360.com/31627468>

| AREA VARIANCE APPLICATION | | | |
|-----------------------------------|------------|--------------------------------|--------------------|
| Project Address: 14 Leona Ln | | Tax Map #: 446.84-1-8 | Zoning District F2 |
| Property Owner Name: Rory Carroll | | Applicant Name (if different): | |
| Address: 14 Leona Ln | | Address: | |
| City: Saranac Lake | State: NY | City: | State: |
| Phone: 518 586 1501 | Zip: 12983 | Phone: | Zip: |
| Email: Ricarroll841@gmail.com | | Email: | |

Please provide a written description of the project. The narrative should describe why a variance is requested.

| Narrative |
|---|
| <p>-Project will entail building a 8'x20' front porch addition to home. Existing home had a front porch. We put an addition on but realized we forgot the porch in the plans submitted under original variance.</p> <p>- A variance is necessary as the existing structure is non-conforming. The back corner of the house is 9.5 feet from the property line.</p> <p>- The proposed porch will meet required setbacks on all sides</p> |

Property Owner Signature(required):  Date: 1/1/2022

Applicant Signature(if different): _____ Date: _____

Refer to Code dimensional standards at: <https://ecode360.com/attachment/SA0109/SA0109-106b%20Schedule%202.pdf> to complete the 'Allowed/Required' column on the Project Data Table below. Complete the 'Requested Relief' column for each standard from which a variance is requested.

| Project Data Table | Allowed/ Required | Proposed | Requested Relief |
|---|--------------------------|-----------------|-------------------------|
| Lot Area | SPR | No change | None |
| Front Setback | 25' | 26' | None |
| Rear Setback | SPR | N/A | None |
| Side Setback | 10' | 9.5' existing | .5' |
| Shoreline Setback | N/a | | None |
| % of lot coverage by principle building | 40% | No change | None |
| % of lot coverage by impervious surface | 30% | No change | None |
| Building Height/Stories | 40' | 26' | None |

Criteria Response

In making its determination, the Development Board shall take into consideration the benefit to the applicant if the Area 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 Development Board must also consider the criteria below.

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:

| Explanation |
|--|
| No, the proposed variance is a benefit to the neighborhood. Proposed porch will finish the home and match neighboring homes. |

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:

| Explanation |
|--|
| It cannot because the original home is non-conforming. Entry into home requires an entry porch/stairs. |

Criteria Response, continued

3. Whether the requested area variance is substantial:

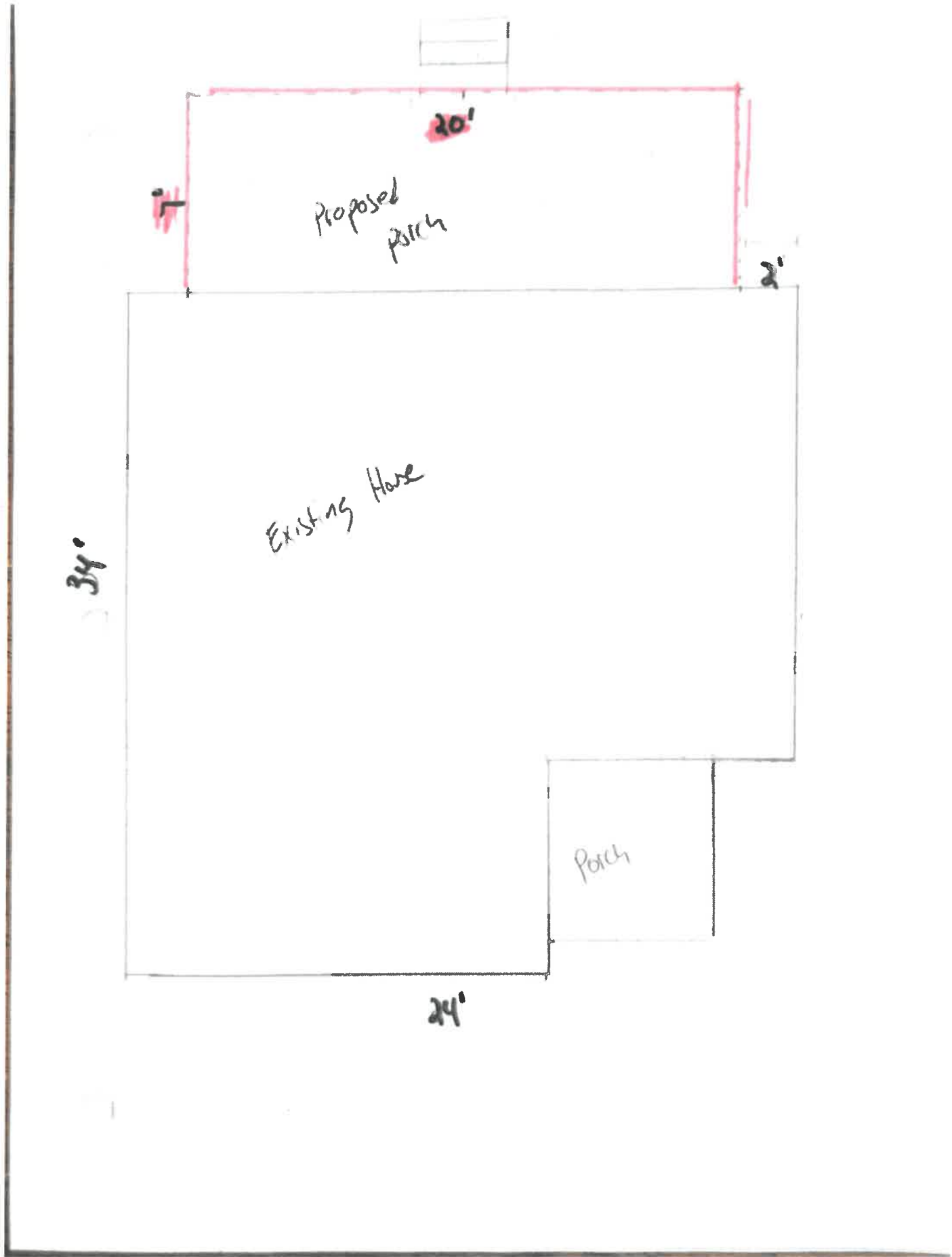
| Explanation |
|--|
| No, it a .5' variation is requested. Area variance is required as existing structure is non-conforming (9.5' side setback) |

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

| Explanation |
|---|
| No, the proposed variance is a benefit to the neighborhood. The porch will finish the home and match neighboring homes. |

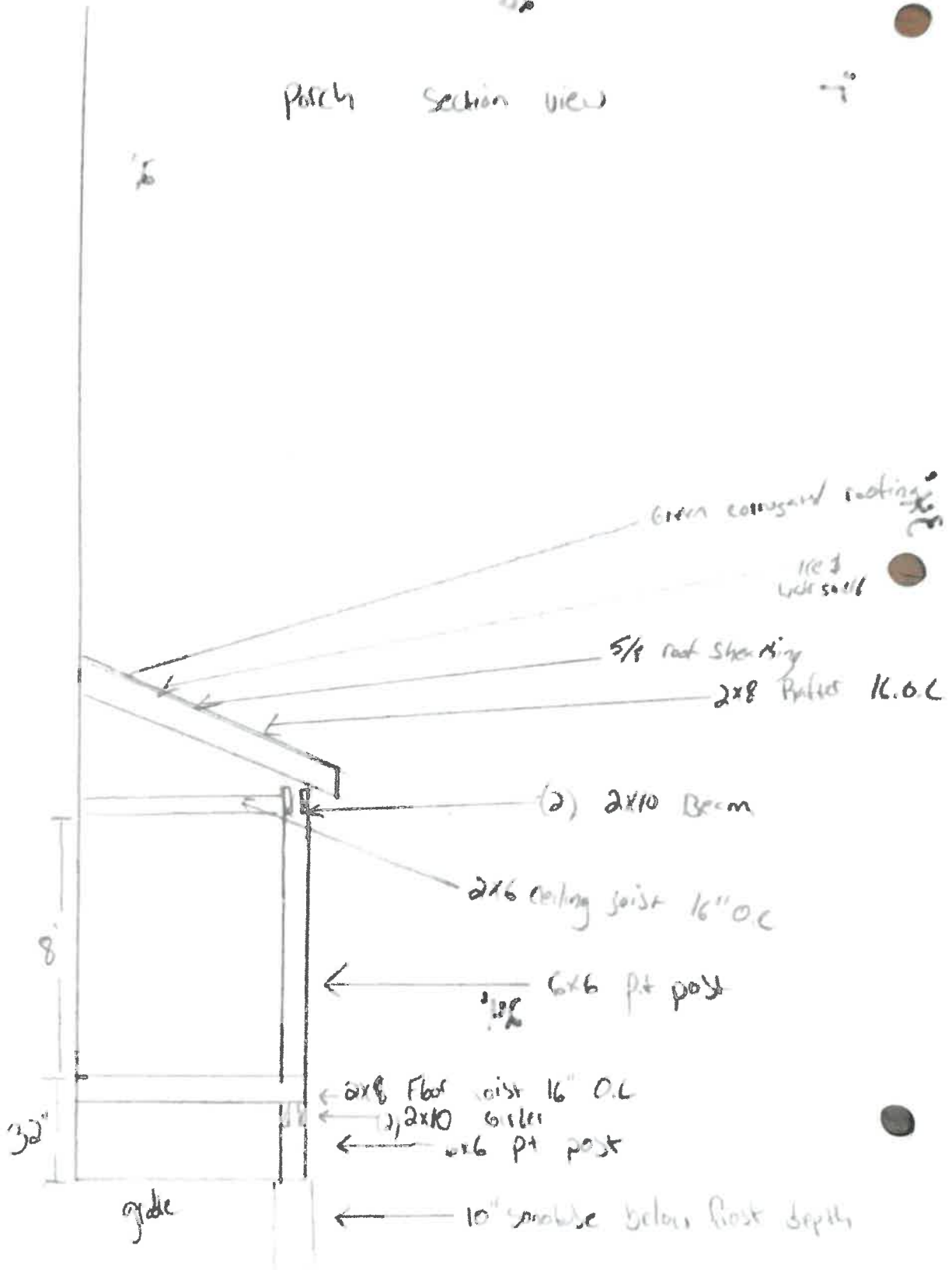
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

| Explanation |
|---|
| Existing structure is non-conforming. The proposed porch itself meets all of the required setbacks. |



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Porch Section View



Green corrugated roofing

1/2" water seal

5/8" roof Sheathing

2x8 Purlin 16" O.C.

(2) 2x10 Beam

2x6 ceiling joist 16" O.C.

6x6 pt post

2x8 Floor joist 16" O.C.

2x10 girder

6x6 pt post

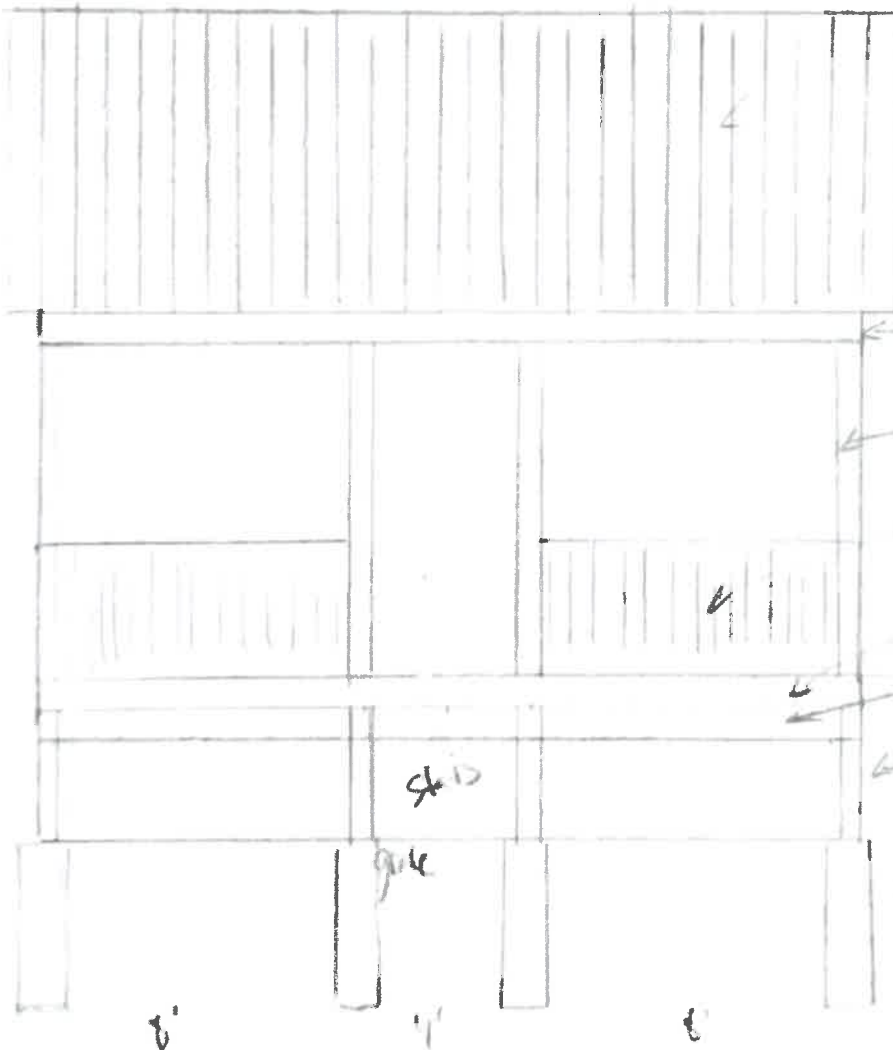
10" square below post depth

8"

32"

grade

Porch front view
elevation



2x10
rafters
16 OC

(2) 2x10
beams
6x6 post

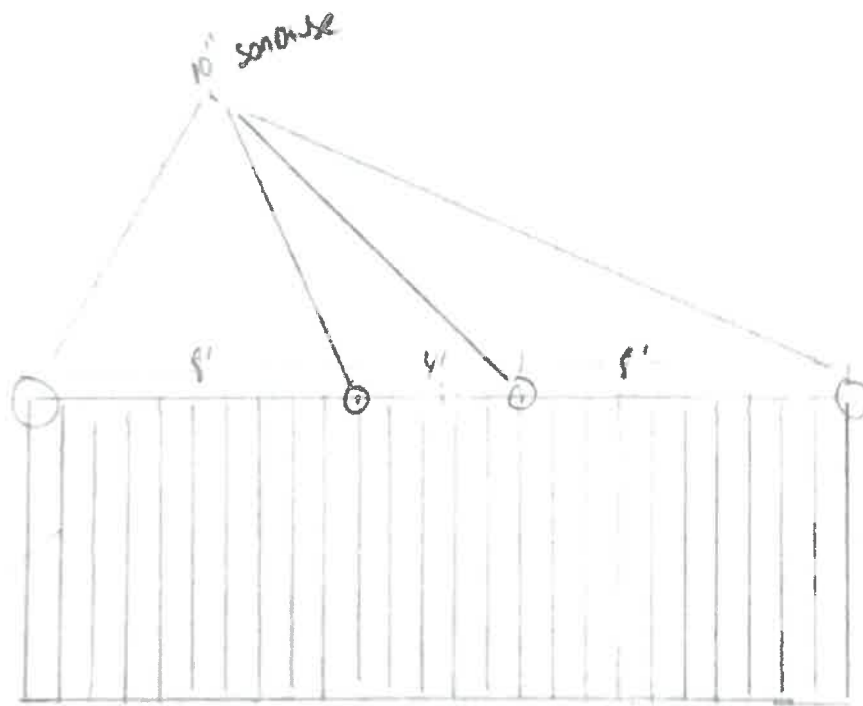
3x6
joist

2x10
boards
16 OC

(2) 2x10
girders

6x6 PT post

10" sonotube
10 feet depth



3/8
4x4 joist
16 OC

Deck frame detail



