

TOWN OF MOREAU  
NEW YORK  
351 REYNOLDS ROAD • MOREAU, NY

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APPLICATION FOR AREA VARIANCE

TOWN OF MOREAU  
BUILDING DEPARTMENT

77.6-1-28

FOR INTERNAL USE ONLY

APPLICANT: <u>Tyrel</u>	APPEAL #: <u>902</u>
<u>10 Coriander Dr</u>	ZONING DISTRICT: _____
<u>Area Variance</u>	DATE SUBMITTED: <u>12/8/25</u>
	DATE ACCEPTED: _____
	HEARING DATE: <u>1/21/26</u>
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

1. Applicant(s): Eric & Rebecca Tyrel  
Street Address: 10 Coriander Dr.  
City, State, Zip: East Edward, NY 12828  
Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
2. Agent: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
3. Owner: Eric & Rebecca Tyrel  
Street Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

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GENERAL PROJECT INFORMATION:

ADDRESS: \_\_\_\_\_ TAX MAP #: 77.6-1-28  
CURRENT USE: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_  
LENGTH OF TIME OF USE: Indefinitely PROPOSED USE: Privacy  
RELIEF SOUGHT: Variance for adjusting fence

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	_____	_____	_____	_____
Side Yard Setback	_____	_____	_____	_____
Rear Yard Setback	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

Side yard fence for privacy

**CRITERIA:** An area variance may be granted only in the event that **ALL five (5)** of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.
- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.

- (5) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five <sup>6</sup>(4) criteria (please attach additional pages as necessary):

*See attached letter*



**CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:**

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

**Please complete the checklist of required application elements:**

- ☐ 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- ☐ 2. Complete narrative response addressing each of the criteria as specified in this application.
- ☐ 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- ☐ 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- ☐ 5. Additional information requested by the Zoning Board of Appeals.

**Please return the original application, with all four pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation.** The electronic copy may be submitted on a flash drive or emailed to [biclerk@townofmoreau.org](mailto:biclerk@townofmoreau.org).

**NOTE:** The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

*Rebecca S. Tyrel*

Applicant (print)

*Rebecca S. Tyrel*

Applicant (sign)

*12/7/25*

Date

Dear Members:

We are seeking a property variance in regards to the fencing that is in potential violation, and has prompted Mr. Bachem to reach out to us.

This fencing has been in place since 2022 when we did our backyard improvements, which we obtain the necessary permits for. It has not been a problem until now, three years after finishing the project.

The section of fencing that is being referenced, in no way prohibits access to our property, nor does it prevent any danger to us or our neighbors by its length nor height. Additionally, it also doesn't create an issue if emergency services were ever required. This section of fencing is for our privacy and purely to address the JUNK situation that existed in the driveway that it now blocks the view from. We do not wish to look at the neighbor's junk and rubbish when we wish to keep a pristine property ourselves. You can clearly see on both sides of this fencing, and it creates no hazards of any kind.

It is our belief that this fence enhances our property, increases curb appeal and value, and should not have to be removed or modified.