

PAID

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

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AUG 01 2025

TOWN OF MOREAU
BUILDING DEPARTMENT

APPLICATION FOR AREA VARIANCE

49.51 -3-22

FOR INTERNAL USE ONLY	
APPLICANT: <u>Dan Maye</u>	APPEAL #: <u>896</u>
<u>15 Jacobie Rd</u>	ZONING DISTRICT: <u>R-1</u>
<u>Area Variance</u>	DATE SUBMITTED: _____
	DATE ACCEPTED: _____
	HEARING DATE: _____
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted	

APPLICANT INFORMATION:

1. Applicant(s): Dan Maye
Street Address: 15 Jacobie Road
City, State, Zip: South Glens Falls NY 12803
☒ Telephone #: _____ Fax #: N/A
E-mail Address: _____

2. Agent: _____
Street Address: _____
City, State, Zip: N A
Telephone #: _____ Fax #: _____
E-mail Address: _____

3. Owner: _____
Street Address: _____
City, State, Zip: N A
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: 15 Jacobie Road TAX MAP #: 49.51-3-22
CURRENT USE: Residential ZONING DISTRICT: R-1
LENGTH OF TIME OF USE: Always PROPOSED USE: Residential
RELIEF SOUGHT: 7 feet off side setback

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	<u>40</u>	<u>40</u>	<u>0</u>	<u>0</u>
Side Yard Setback	<u>12</u>	<u>5</u>	<u>7</u>	<u>58.33%</u>
Rear Yard Setback	<u>30</u>	<u>30</u>	<u>0</u>	<u>0</u>
Lot Area	<u>0.29 Acres</u>	<u>—</u>	<u>—</u>	<u>—</u>

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

requesting relief of side setback required
to place a Garage on property.

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.

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- (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 ⁵ criteria (please attach additional pages as necessary):

- ① The specific practical difficulty is the location of the septic system. If I move the garage over to meet required setback then I would be building on top of my septic system, my lot is also ^{narrow} ~~is~~
- ② The required side setback is 12ft, I am asking for 7 feet which is 58.33% relief
- ③ The difficulty cannot be relieved unless I spend thousands of dollars to move the septic.
- ④ There will be no substantial change in character of the neighborhood. This is a residential garage in a residential area.
- ⑤ The variance request will not be materially, financially in conflict or detrimental. The variance request is at the minimum requested relief.

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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.

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

Daniel Maye

Applicant (print)

Daniel Maye

Applicant (sign)

8/1/25

Date