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TOWN OF NORTHEIRA
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 LAKE PLACID, NEW YORK 12946
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 CORE DEVELOPMENT OFFICIAL
 TOMO ANTHONY
 ADDRESSOR
 TOWN COURT OFFICE
 RONALD J. BRIGGS
 ATTORNEY FOR THE TOWN

APPLICATION TO ZONING BOARD OF APPEALS COVERSHEET

Applicant:

Name: Joshua Farley
 Address: 155 Parkside Drive, Lake Placid, NY 12946
 Telephone Number & Email: farleyjf@gmail.com

Property:

Address: 155 Parkside Drive & 153 Parkside Drive
 Tax Map # 42.207 - 7 - 12 & 42.207 - 7 - 18
 Zoning District: Village Residential District

Authorized Agent, if any (submit authorization letter):

Name:
 Address:
 Telephone & Email:

Nature of Request: ~~Boundary Line Adjustment~~ ^{TRC} AREA VARIANCE FOR FRONT AND REAR SETBACKS

Evidence of Owner Authorization Submitted: YES
 Evidence submitted that a deed restriction does not exist regarding this type of application:



Fee: \$100.00 Paid: Cash or Check # Cash Date: 7/7/2020

Applicant's Signature: [Signature] Date: 7/7/2020

Subscribed and sworn to before me this 7 day of July, 2020

Notary Public: [Signature]



* Attach those required drawings, site plan and supplemental data, including construction details, where appropriate, drawn to scale, illustrating the above features, including color photographs where possible, in accordance with the requirements of the Code. All material (8 copies of all material) should be submitted to the Zoning Board of Appeals by the due date noted on the calendar.

**JOINT VILLAGE OF LAKE PLACID/TOWN OF NORTH ELBA
AREA VARIANCE APPLICATION FORM**

Applicant's Name: Joshua Farley
Applicant's Address: 155 Parkside Drive, Lake Placid, NY 12946
Applicant's Telephone: 518-837-7190
Applicant's E-mail (if any): farleyjf@gmail.com

Applicant's Representative (if any – name, address, & phone):

Address of the property involved in the Application: 155 Parkside Drive & 153 Parkside Drive

Property Tax Map # 42.207 – 7 – 12.000 & 42.207 -7 – 18.000

Zoning District Classification: Village Residential District

Owner of Property (check one): Same as Applicant
 Other (Specify owner's name and provide statement of authorization from owner _____)

Complete Description of Activity for which variance is sought: Requesting front and rear setback variances for a proposed boundary line adjustment. The current boundary between the two properties runs through an existing house. The proposed adjustment splits the distance between two pre-existing nonconforming (per the 2011 Land Use Code) houses.

Provision(s) of Land Use Code from which variance is sought (check as applicable):

<input type="checkbox"/>	Lot Size	<input checked="" type="checkbox"/>	Rear Yard Setback
<input type="checkbox"/>	Lot Width	<input type="checkbox"/>	Height
<input checked="" type="checkbox"/>	Front Yard Setback	<input type="checkbox"/>	Other
<input type="checkbox"/>	Side Yard Setback		(Specify: _____)

Mathematical description of relief sought (example: 12-foot variance from 50-foot rear yard setback): 7.9-ft variance from the 15-ft rear yard setback for the front property, and 27.9-ft variance from the 35-ft front yard setback for the rear property.

Justification for Variance: The current boundary line runs through an existing house and the proposed adjustment evenly splits the distance between this house and the house in the front lot.

Will there be any undesirable changes in the character of the neighborhood or nearby properties? (provide "yes" or "no" answer and explain): No. This is an older established neighborhood in which the homes were built in close proximity to the property lines.

Will the requested variance have any adverse physical or environmental effects? (provide "yes" or "no" answer and explain): No. The buildings on the properties are existing.

Are there alternatives to the granting of a variance, if any, i.e. can the benefit sought be achieved by any other means feasible to the Applicant? (provide "yes" or "no" answer and explain): No. The homes are existing and on permanent foundations.

Is the requested variance substantial? (provide "yes" or "no" answer and explain): No. The homes in this area are all nonconforming to the setback requirements in the code.

Is the Applicant's alleged difficulty self-created? (provide "yes" or "no" answer and explain): No. The homes are existing.

Other factors which the Applicant wishes the Joint Board of Appeals to consider:

Has this matter been considered by the Joint Review Board? ____ Yes X No
(If yes, provide copy of Board Minutes)

ALSO PROVIDE THESE ITEMS (Application will not be considered complete without them):

1. Copy of most recent Deed to the Property.
2. Site Plan Drawing, with North point and scale, showing all property boundaries, all setback requirements, roads or water bodies which abut or traverse the property, location and use type of existing and proposed buildings (with distances from boundary lines), existing and proposed building setbacks from boundary lines, existing and/or proposed driveways and parking areas, existing and/or proposed water supply and sewage disposal systems and other relevant site features. Clearly label all features as existing or proposed. The Board reserves the right to require a map prepared by a surveyor, or certified survey map, in cases it deems appropriate.

I represent that all of the information on this form or submitted by me is true and correct, to the best of my knowledge.

Applicant's Signature: _____ Date: _____

