TOWN OF MINA
2883 NORTH RD.
FINDLEY LAKE, NEW YORK 14736

Owners:
John W. Graham II.
Jacqueline G. Fennell

APPLICATION FOR AREA VARIANCE

A NON-REFUNDABLE FEE OF $50.00 SHALL ACCOMPANY THIS APPLICATION.

APPLICANT INFORMATION

APPLICANT'S NAME: Jacqueline Fennell	OWNER'S NAME (IF DIFFERENT): John & Joan Graham
ADDRESS: John Graham, II	ADDRESS: Jacqueline Fennell + John Graham, III
2004 Tilly Dr, Valencia PA 16059	2437 Sunnyside Rd, Findley Lake, NY 14736
TEL NO.: 412-585-4371	TEL NO.: 716-769-7206 (secondary land line)
APPLICANT'S INTEREST IN PROPERTY: ☒ Owner ☐ Lessee ☐ Other (explain)	

PROPERTY INFORMATION

TAX MAP NUMBER 359.15-1-56	Section: 359.15	Block: 1	Lot: 56
STREET ADDRESS: 2437 Sunnyside RD, Findley Lake, NY 14736		SIZE OF PARCEL: 114 x 57 6498 sq ft	
		PRESENT USE: Family Residence	
		ZONING DISTRICT: R2 Lakeside Residential	

VARIANCE INFORMATION

STATE WHAT TYPE AND SIZE OF AREA VARIANCE YOU ARE REQUESTING (e.g. 3 foot side yard variance):

Roadside setback. Code setback of 50 ft. Requesting the existing porch setback of 15ft from road

Side yard setback. Code Setback of 20ft. Requesting the existing porch setback of 12 ft from property Line

Existing porch (6x12)

STATE THE REASON YOU ARE APPLYING FOR AN AREA VARIANCE:

Improve the usability of the family residence by enclosing the existing roadside porch to us as a mudroom

DESCRIBE THE CHARACTER OF THE NEIGHBORHOOD:

Cluster of seasonal family cottages that do not conform to existing codes. All seasonal cottages pre-date the zoning
Cottage to the south of residence is 3 ft closer to the road than the variance being requested

APPLICANT SIGNATURE

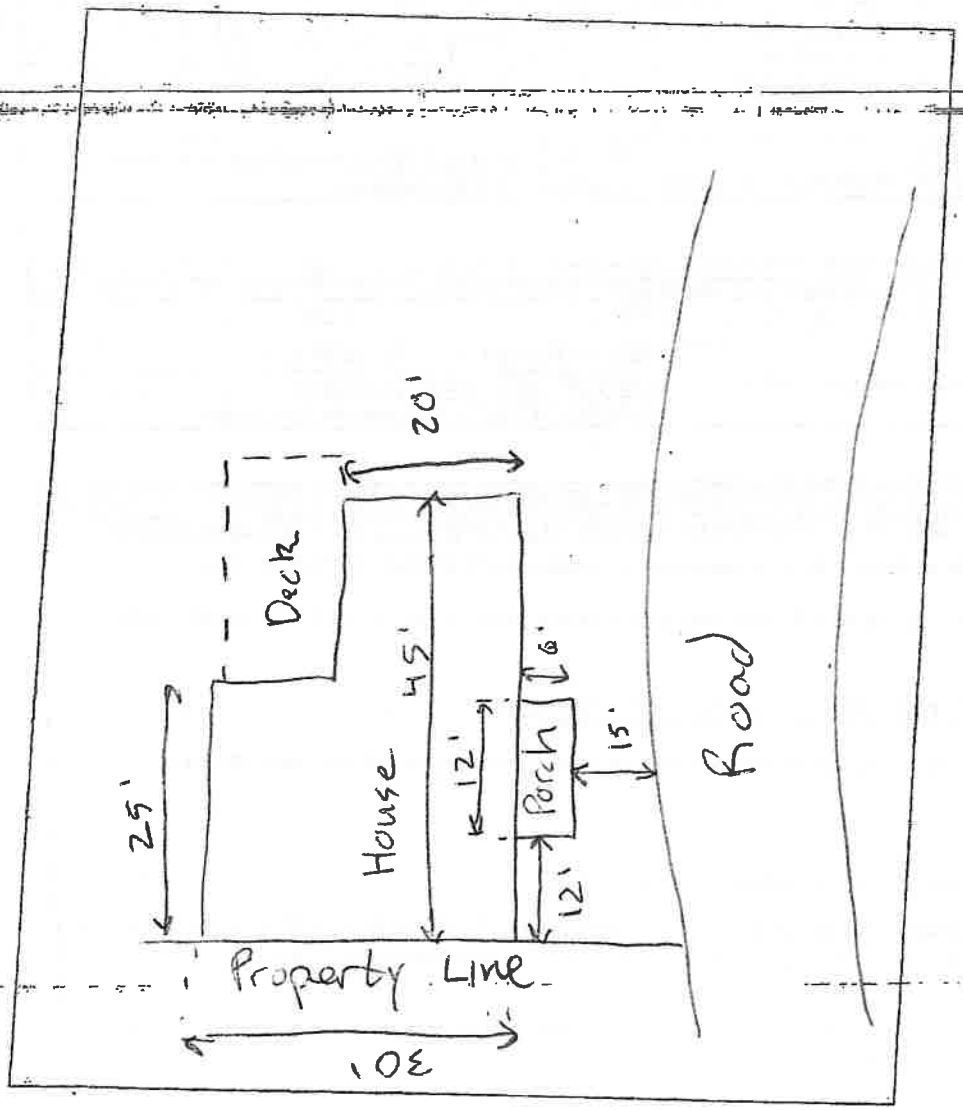
I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as described herein, unless modified by the approving Board.

Signature of Applicant:	Date: 1/27/25

jfennell@consolidated.net

PLOT PLAN

1. An application for a building permit, special use permit, or variance must be accompanied by a plot plan, drawn in ink, denoting property lines, all existing and proposed buildings and structures in relation to the property lines, paved or parking surfaces and appropriate measurements.
2. Show the location of water source or well, septic systems, streets, roads, driveway and any rights-of-way.
3. Show the relationship of the parcel to adjacent properties, the distance to the nearest buildings in all directions, and the use of adjacent buildings.
4. If professional drawings for construction work are available, please submit them.



Frontage of lot: 114 ft.

Street Name: 2437 Sunnyside Rd



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