TOWN OF MINA

P.O. Box 38
2883 NORTH RD
FINDLEY LAKE , NEW YORK 14736

Application for Area Variance

PERMIT #:		**FEE $:**			
DATE:		**CASH:**		**CHECK:**	
		RECEIPT #:			

****Incomplete Applications Will NOT be Accepted****

NOTE: If Area Variance is approved, you will be required to obtain a Building Permit.

INSTRUCTIONS TO APPLICANT:

1. Submit a complete copy of this application and all documents that must be submitted herewith.
2. Type or Print your answers.
3. A Non-Refundable Fee of **$75.00** shall accompany this application.
4. Complete each question fully; If the question does not apply, please mark "N/A".
5. Add pages as needed.

APPLICANT INFORMATION

Applicant's Name: Brett Ligo, Ligo Architects, Inc.
Address: P.O. Box 698, 262 Grove City Rd.
Slipper Rock, PA 16057
Phone No: (724) 794-2380 Email: ligoarchitects@zoominternet.net

Owner's Name (If Different from Applicant): Lauren and Zach Hraber (Owner) - Have a Great Day, LLC
Address: 982 Osage Road
Pittsburgh, PA 15243
Phone No: (412) 901-3355 Email: zach@zappsolutions.com

Property Information

TAX MAP NUMBER: Section: 359.06 Block: 4 Lot: 17

Street Address:	Size of Parcel:	
2726 Shadyside Rd.	Present Use:	Residence
Findley Lake, NY 14736	Zoning District:	R-2 - Lakeside Residential

Variance Information

State What Type and Size of Area Variance You are Requesting (ex. 3 foot side yard variance):
Existing residence and proposed deck addition are over lakeside setback. Lot is also classified as a sub-standard lot. Garage addition - 6'-9 3/4" lakeside yard Variance and Deck - 22'-4 1/2" lakeside yard Variance.

State the Reason You are Applying For An Area Variance:
Existing lot shape has limited Owner's ability to construct proposed Garage and Deck expansion.

Describe the Character of the Neighborhood:
Lakeside Residential District is older and new (1) family houses and cottages. The majority of the dwellings are seasonal.

Applicant's 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 herein, unless modified by the approving Board.

Signature of Applicant: Date: August 4, 2025

Brett W. Ligo, Ligo Architects, Inc.

DO NOT WRITE BELOW THIS POINT - OFFICE USE ONLY

Decision Appealed From (this section completed by Code Enforcement Officer)

The Applicant's Appeal from a Decision of the Zoning Enforcement Officer, or on Direct Appeal from the Appeal from the Planning Board as Permitted by State Law, Concerns the Following:

_____ Denial of Application for Building Permit - Attached to Application

_____ Denial of Application for Certificate of Occupancy - Attached to Application

Date of Zoning Enforcement Officer Decision: _____

For The Proposed Activity: _____

Denial was Made Because of a Violation or Conflict with the Following Sections of the Zoning Code:

Date of Appeal:	
Date of Recept by ZBA:	
Date of Public Hearing:	
Negative/Positive Declaration Adopted:	
Publication of Legal Notice of Hearing:	
Date of ZBA Decision:	

APPROVED ☐ **DENIED:** ☐

Affix the Following Documents to and permanently file with this Application:

* Response to Municipal Zoning Referral (if any)