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: Patrick McDermott
Address: 2287 Shadyside
Findley Lake NY.
Phone No: 919-414-1461 Email:

Owner's Name (If Different from Applicant):
Address:

Phone No: Email:

Property Information

TAX MAP NUMBER: Section: 376.07 Block: ~~67~~ 1 Lot: 54
Street Address: 2287 Shadyside Rd.
Size of Parcel: .473 Acres
Present Use: Residential
Zoning District: R1

Variance Information

State What Type and Size of Area Variance You are Requesting (ex. 3 foot side yard variance):
East side is now 5' would like to be 10' From line
South side new set back is 37'
Removing Existing Shed behind the house

State the Reason You are Applying For An Area Variance:
Existing house has ~~structural~~ Structural issues
would like to tear down Existing house and
Build new house

Describe the Character of the Neighborhood:

Residential

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: 9/28/2024

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:** ☐

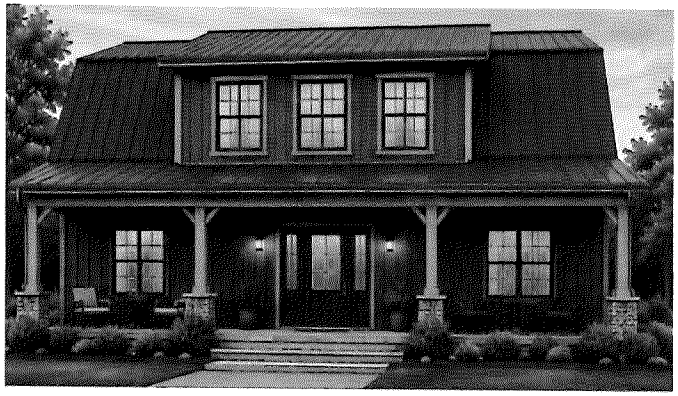
Affix the Following Documents to and permanently file with this Application:

* Response to Municipal Zoning Referral (if any)
* Negative Declaration and/or EIS (if any)

36' x 32' TWO STORY BARN HOME

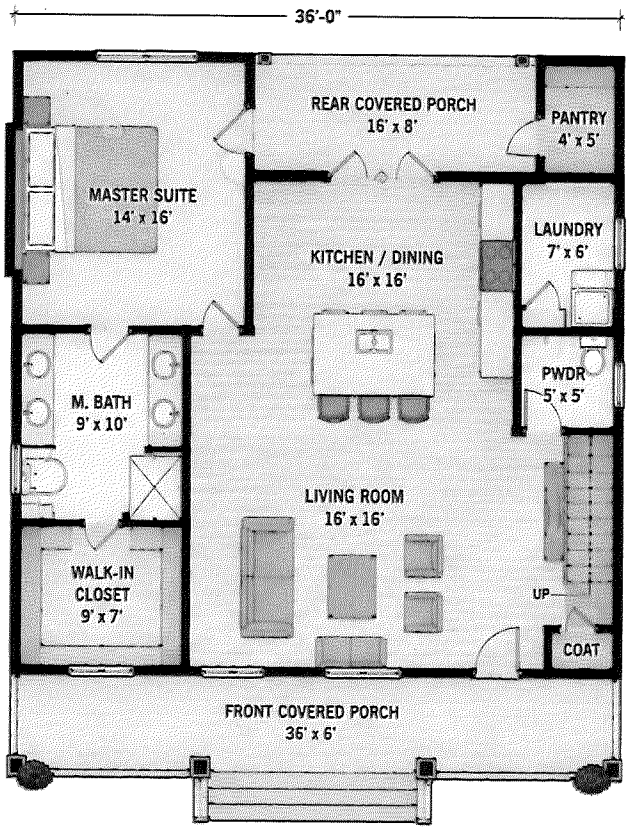
GAMBREL ROOF WITH LARGE FRONT DORMER

3 BEDROOM • 2 1/2 BATH • MASTER SUITE LEFT REAR ADDITION

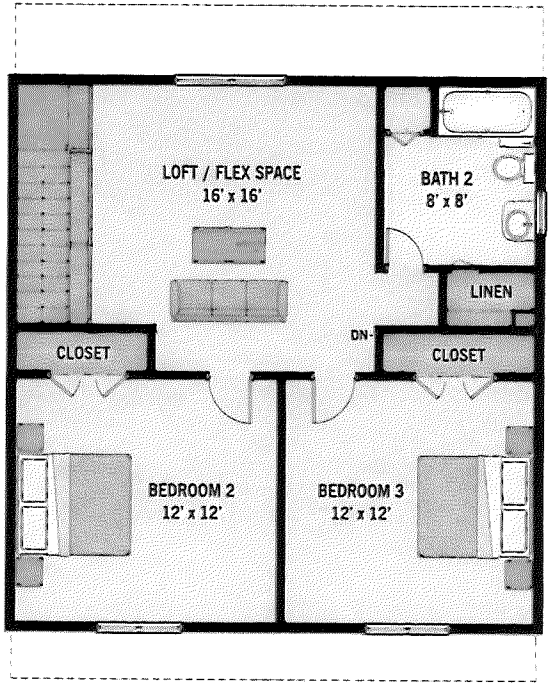




FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQUARE FOOTAGE	
First Floor (Heated)	1,152 sq ft
Second Floor (Heated)	576 sq ft
Total Heated Area	1,728 sq ft
Front Porch	216 sq ft
Rear Porch	128 sq ft
Total Under Roof	2,072 sq ft

FEATURES

- 3 Bedrooms
- 2 1/2 Baths
- Master Suite Left Rear Addition
- Open Concept Living
- Large Front Dormer
- Walk-In Closet
- Large Kitchen Island
- Laundry Room
- Front & Rear Covered Porches
- Loft / Flex Space Upstairs

SPECIFICATIONS

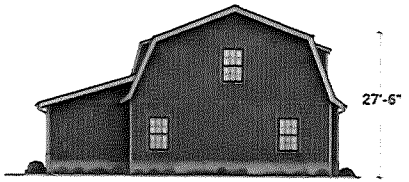
- Footprint: 36' x 32'
- 3 Bedrooms
- 2 1/2 Bathrooms
- Ceiling Height: 9' (1st Floor)
- Ceiling Height: 8' (2nd Floor)
- Roof Pitch: Gambrel (Barn Roof)
- Exterior Walls: 2x6
- Foundation: Slab



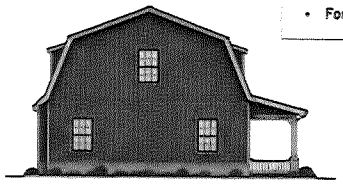
FRONT ELEVATION



REAR ELEVATION

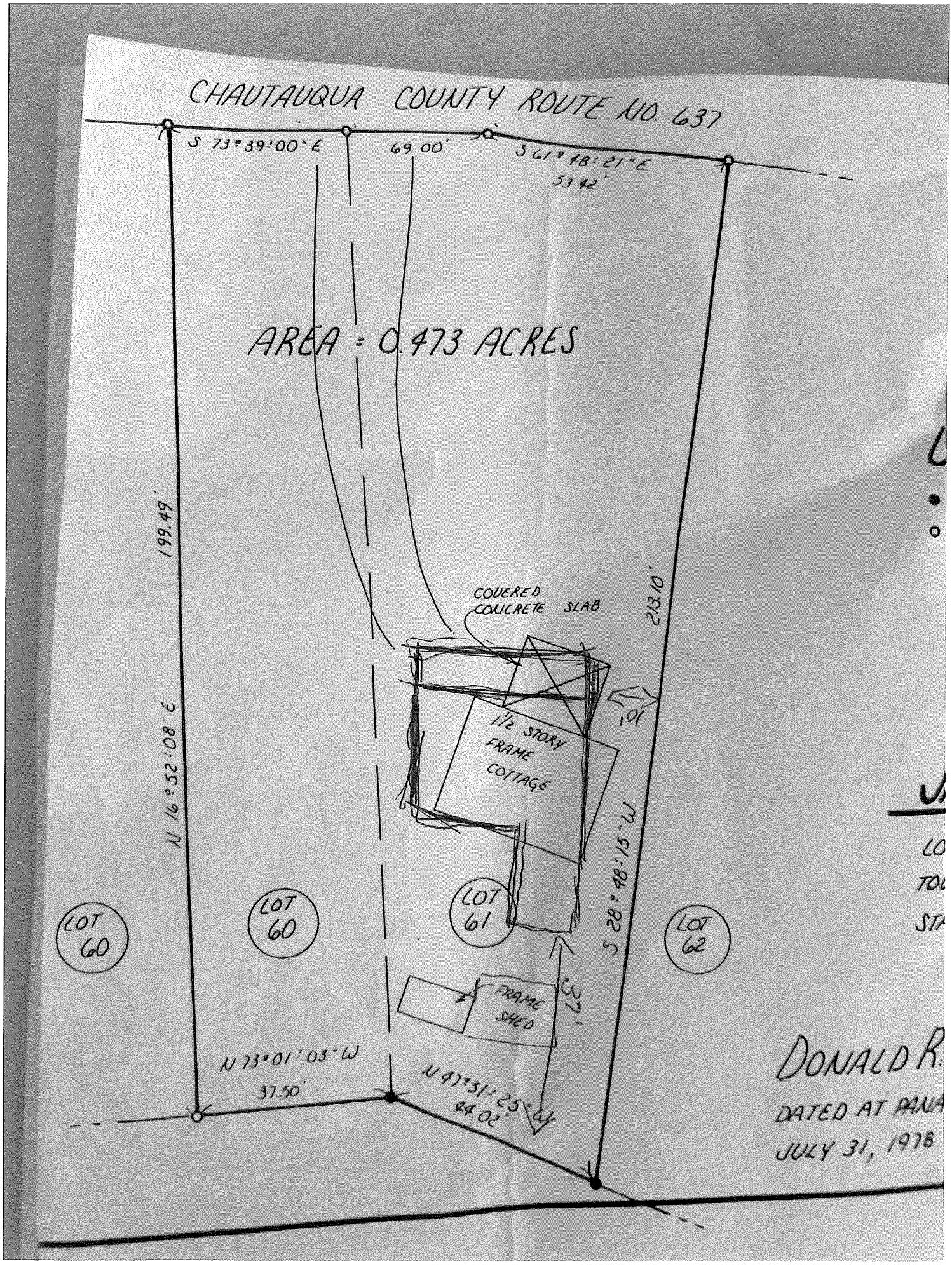


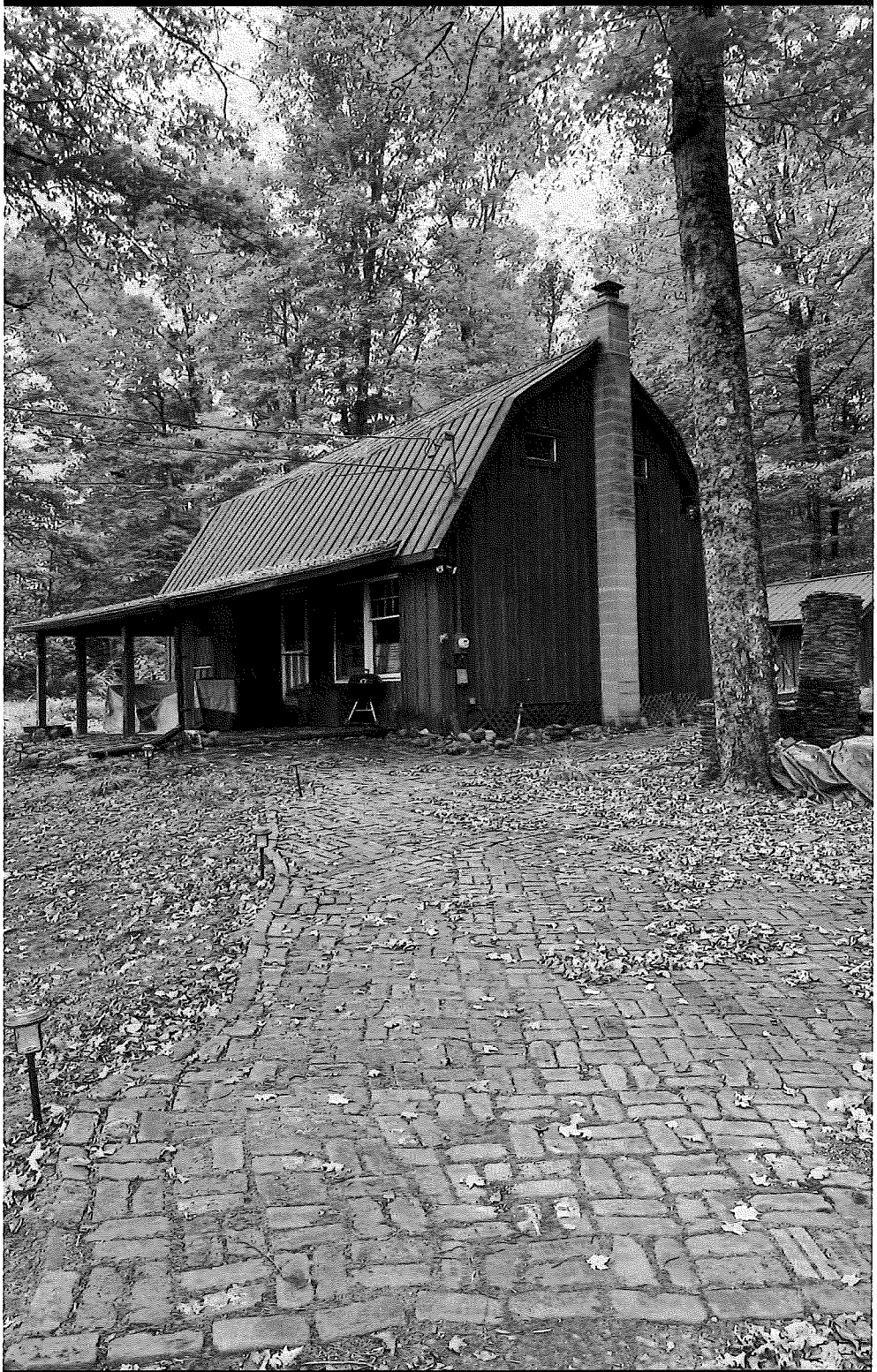
LEFT ELEVATION



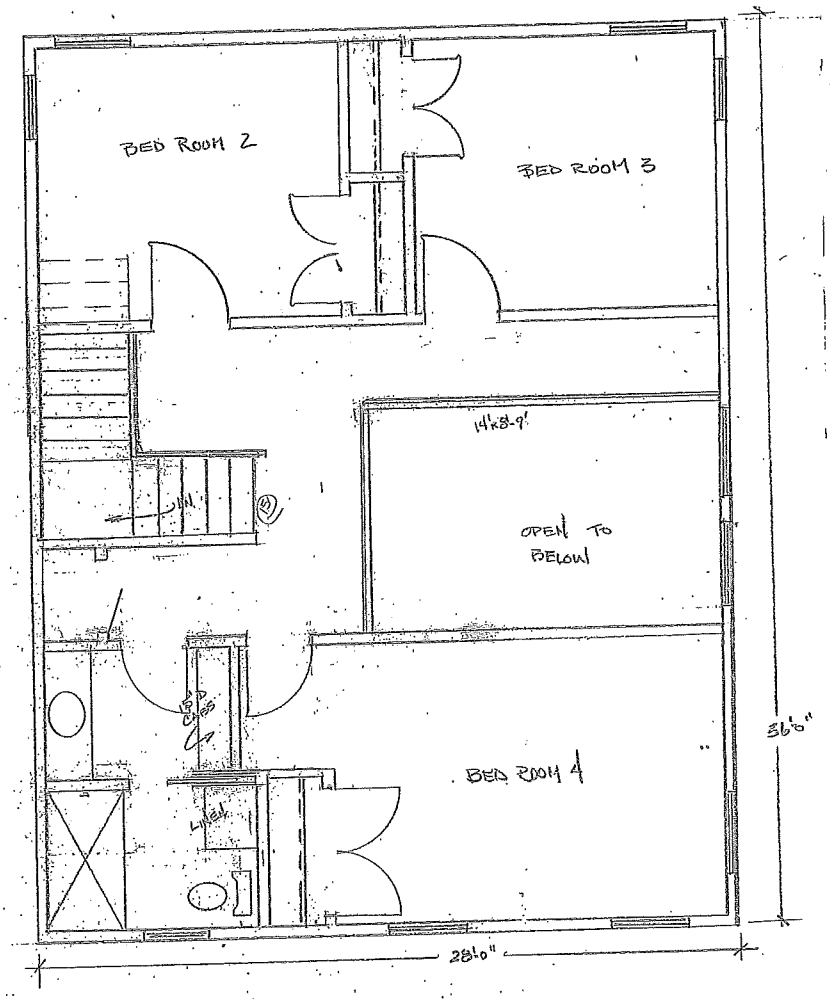
RIGHT ELEVATION

31
14
57


CHAUTAUQUA COUNTY ROUTE NO. 637
S 73°39'00" E
69.00'
S 61°48'21" E
53.42'
AREA = 0.473 ACRES
199.49'
N 16°52'08" E
213.10'
S 28°48'15" W
COVERED CONCRETE SLAB
1½ STORY FRAME COTTAGE
10'
FRAME SHED
LOT 60
LOT 60
LOT 61
LOT 62
N 73°01'03" W
37.50'
N 47°51'25" W
44.02'
DONALD R.
DATED AT PANA
JULY 31, 1978






BED ROOM 2
BED ROOM 3
14'x8-9"
OPEN TO
BELOW
BED ROOM 4
LINEN
36'6"
28'0"

2,000 sq. ft of land Coverage
Patrick McDermott

