*Revised

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: Mark & Tina Laramie
Address: 7465 Coleman Mills Road, Rome, NY 13440

Phone No: (315) 939-9431 Email: mel800@pm.me

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

Phone No: _____ Email: _____

Property Information

TAX MAP NUMBER: Section: ~~367.07~~ 376.01 Block: _____ Lot: _____
Street Address: 2252 Shadyside Road, Clymer, NY 14724
Size of Parcel: .20+/- Acres
Present Use: Residential
Zoning District: R2

Variance Information

State What Type and Size of Area Variance You are Requesting (ex. 3 foot side yard variance):
Please see attached summary. Lot size 8,865ft² Road frontage 45ft.
4.8ft. setback south side 12ft setback north side
10ft. setback from lake 1st floor deck
40ft. setback from lake 2 story addition see attached for all setbacks.

State the Reason You are Applying For An Area Variance:
Please see attached summary.

Describe the Character of the Neighborhood:
The neighborhood is residental with a blend of victorian, cottage, and ranch style homes. The propose renovaiton will be complimentary in appearance, color, and exterior finishes.

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:

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)

CK# 1078

TOWN OF MINA

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

Application for Area Variance

PERMIT #:		**FEE $:**			
DATE:		**CASH:**		**CHECK:**	
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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: Mark & Tina Laramie
Address: 7465 Coleman Mills Road, Rome, NY 13440

Phone No: (315) 939-9431 Email: mel800@pm.me

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

Phone No: Email:

Property Information

TAX MAP NUMBER: Section: ~~367~~ 376.07 Block: 1 Lot: 33
Street Address: 2252 Shadyside Road, Clymer, NY 14724
Size of Parcel: 0.20+/- Acres
Present Use: Residential
Zoning District: R2

Variance Information

State What Type and Size of Area Variance You are Requesting (ex. 3 foot side yard variance):
6+/- foot side yard variance (south), 12+/- foot side yard variance (north), 22+/- foot lakeside setback (existing house) 10+/- foot lakeside setback (existing deck), Road frontage 45' and lotsize 8,865'

State the Reason You are Applying For An Area Variance:
Fully renovate existing 950+/- s.f. house and add 2nd floor, construct a 1,350+/- s.f. 2 story addition, construct a 570+/- s.f. attached single story garage. Total height of 2 story addition above existing grade will be +/-35 feet.

Describe the Character of the Neighborhood:

The neighborhood is residental with a blend of victorian, cottage, and ranch style homes. The proposed renovation and addition will be complimentary with a simplified victoran appearance, traditional colors, and traditional finishes.

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: [signature] Date: 7/1/2026

DO NOT WRITE BELOW THIS POINT - OFFICE USE ONLY

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APPROVED ☐ **DENIED:** ☐

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

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* Negative Declaration and/or EIS (if any)

Application for Area Variance
Mark & Tina Laramie
2252 Shadyside Road
Clymer, NY 14724

Variance Information - Reason applying for Area Variance:

Our intent is to complete the following work items:

1. Fully renovate the ground floor and 1st floor of the existing house
2. Fully renovate the existing ground floor deck
3. Add new deck on the 1st floor of the existing house
4. Add a 2nd floor to the existing house
    a. Construct a balcony on the 2nd floor addition
5. Construct a 2-story addition to the existing house
6. Construct a 1-story attached garage (accessory building)

Variance Information -Type and size of Area Variance Requested

Minimum lakeside yard setback variance requests:

1. Existing deck reconstruction: 10' setback
2. 1st floor deck construction 10' setback
3. 2nd floor balcony construction: 17' setback
4. 2nd floor addition to existing house: 22' setback
5. 2 story addition: 40' setback

Minimum side yard setback variance requests:

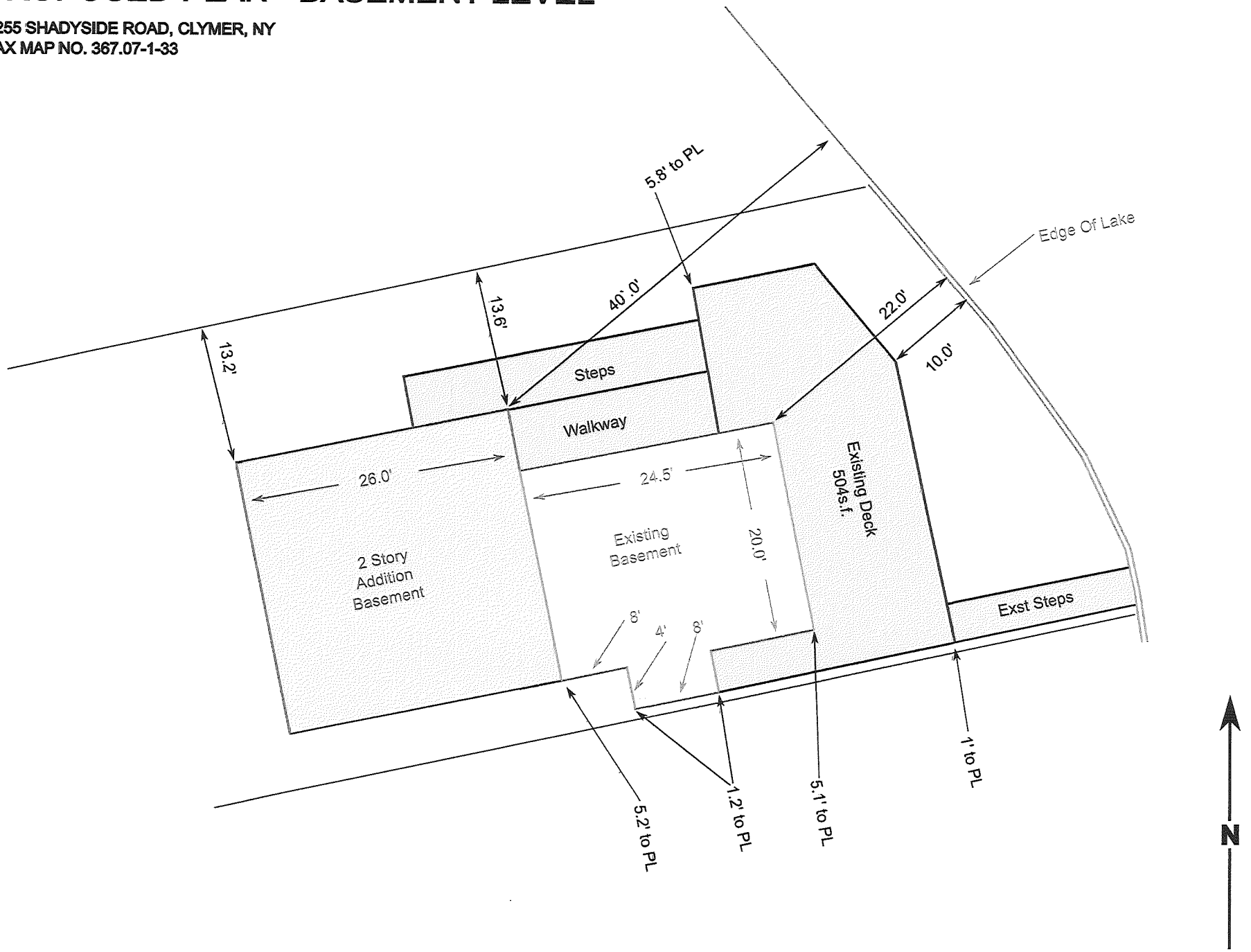
1. Existing deck: 5.8' setback – northerly property line
   1' setback – southerly property line
2. 1st floor deck: 13.6' setback – northerly property line
   4.8' setback – southerly property line
3. 2nd floor addition to existing house: 19.6' setback – northerly property line
   5.1' setback – southerly property line
4. 2 story addition: 13.2 setback – northerly property line
   5.75' setback – southerly property line
5. Accessory building (garage): 12' setback – northerly property line
   6' setback – southerly property line

Maximum height variance requests:

1. Second-floor addition to existing house: 36' above mean slope elevation
2. 2 story addition: 33' above mean slope elevation

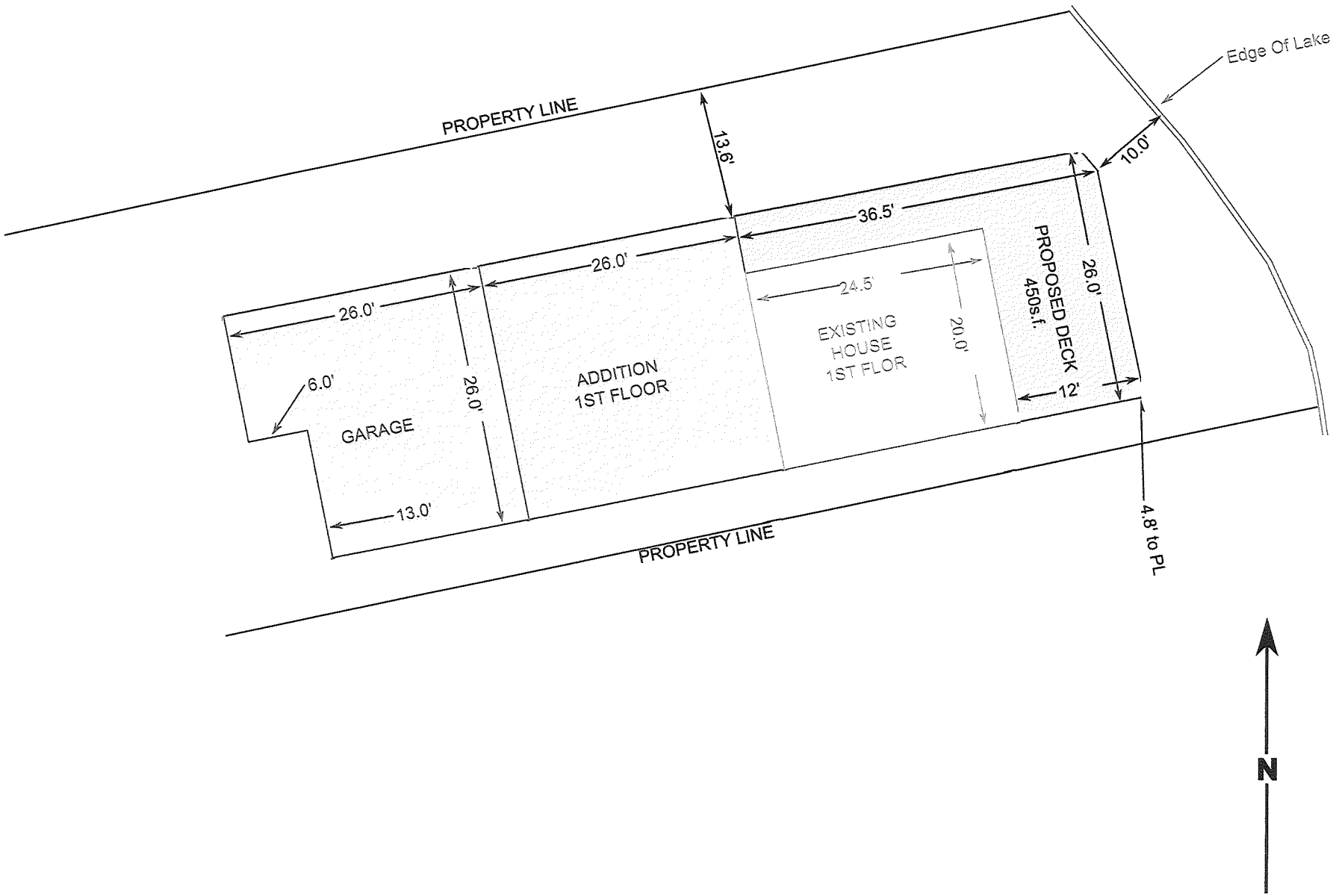
PROPOSED PLAN - BASEMENT LEVEL

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



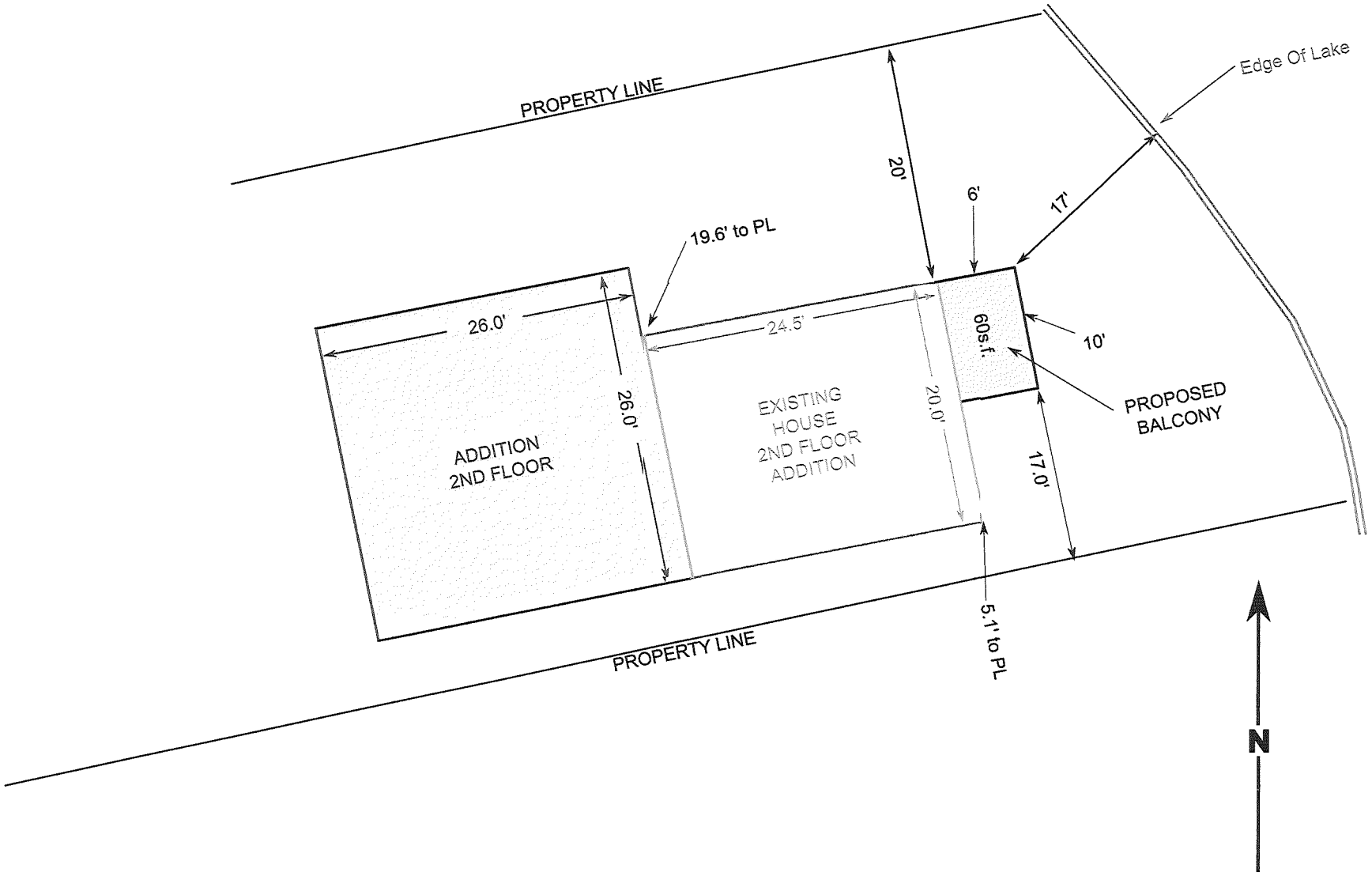
PROPOSED PLAN - 1ST FLOOR

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



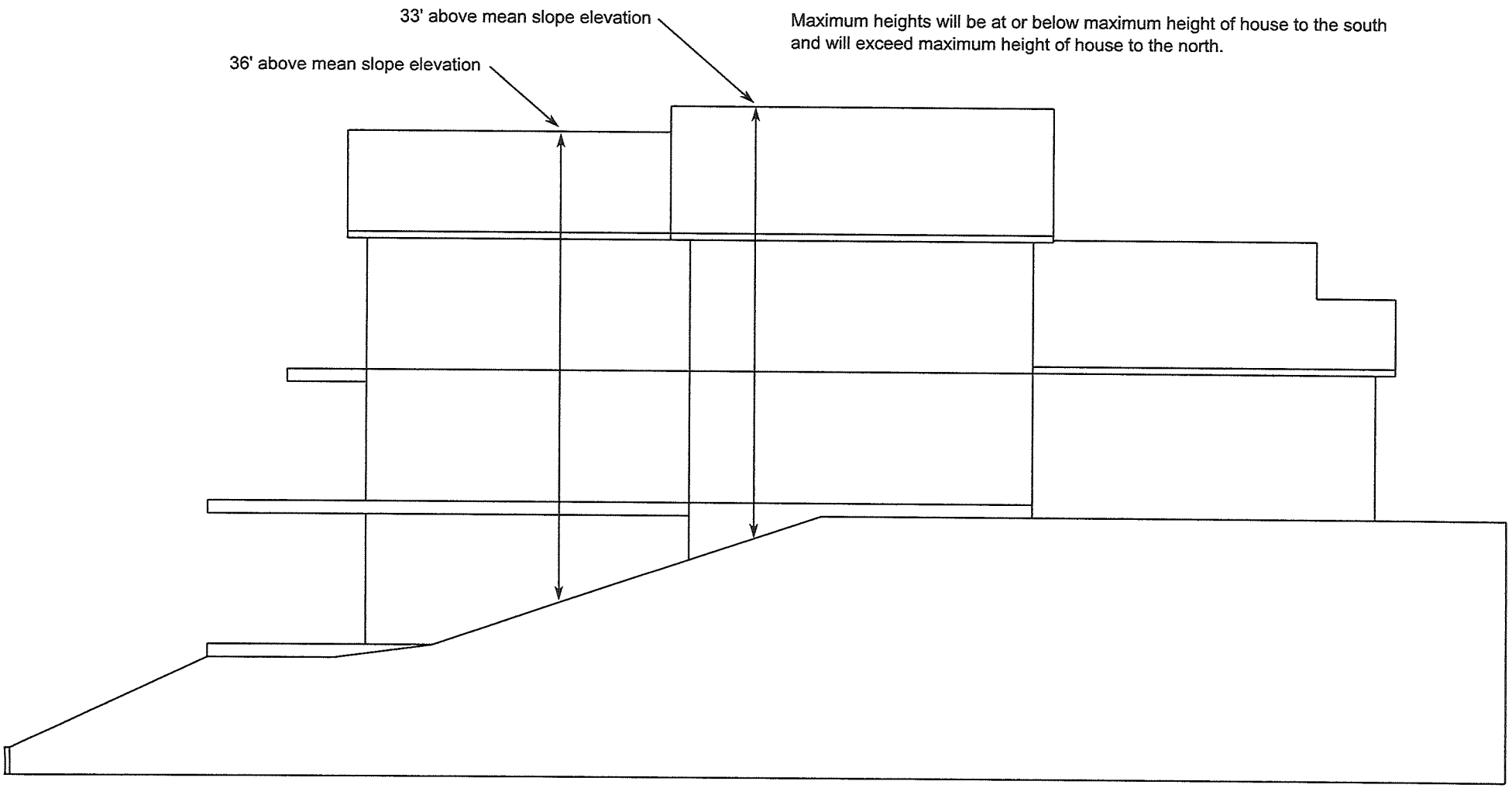
PROPOSED PLAN - 2ND FLOOR

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



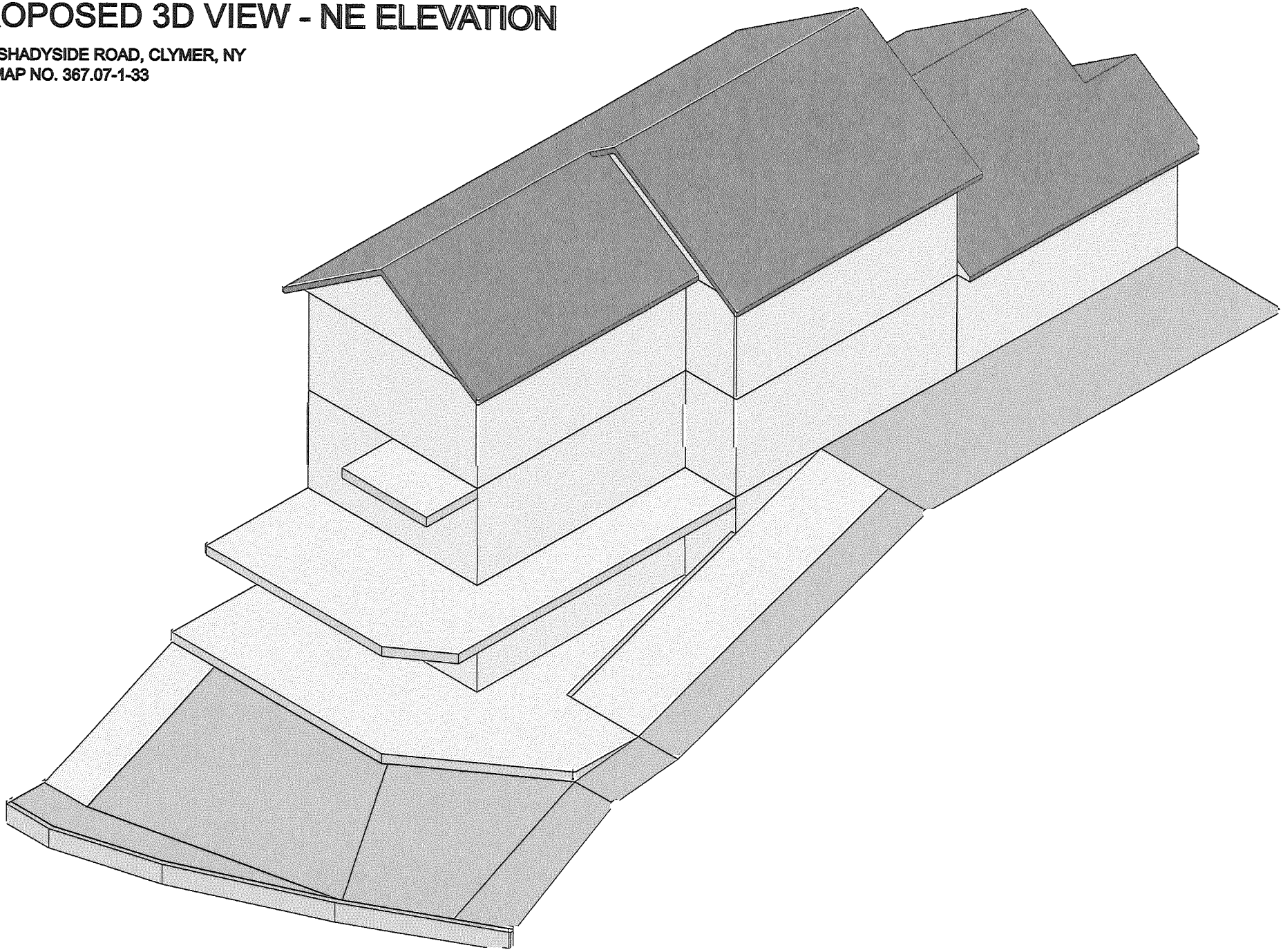
PROPOSED ELEVATION PLAN

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



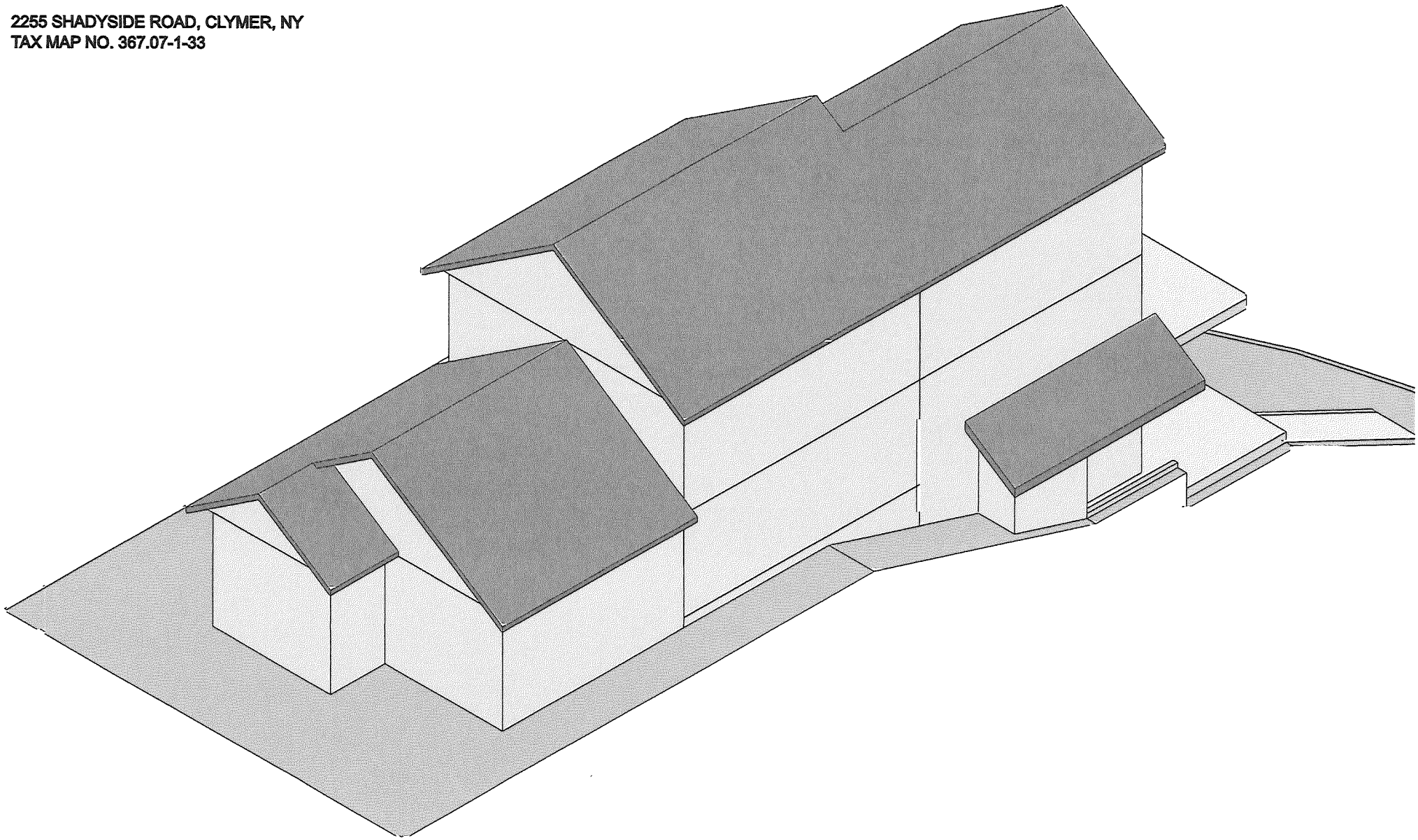
PROPOSED 3D VIEW - NE ELEVATION

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



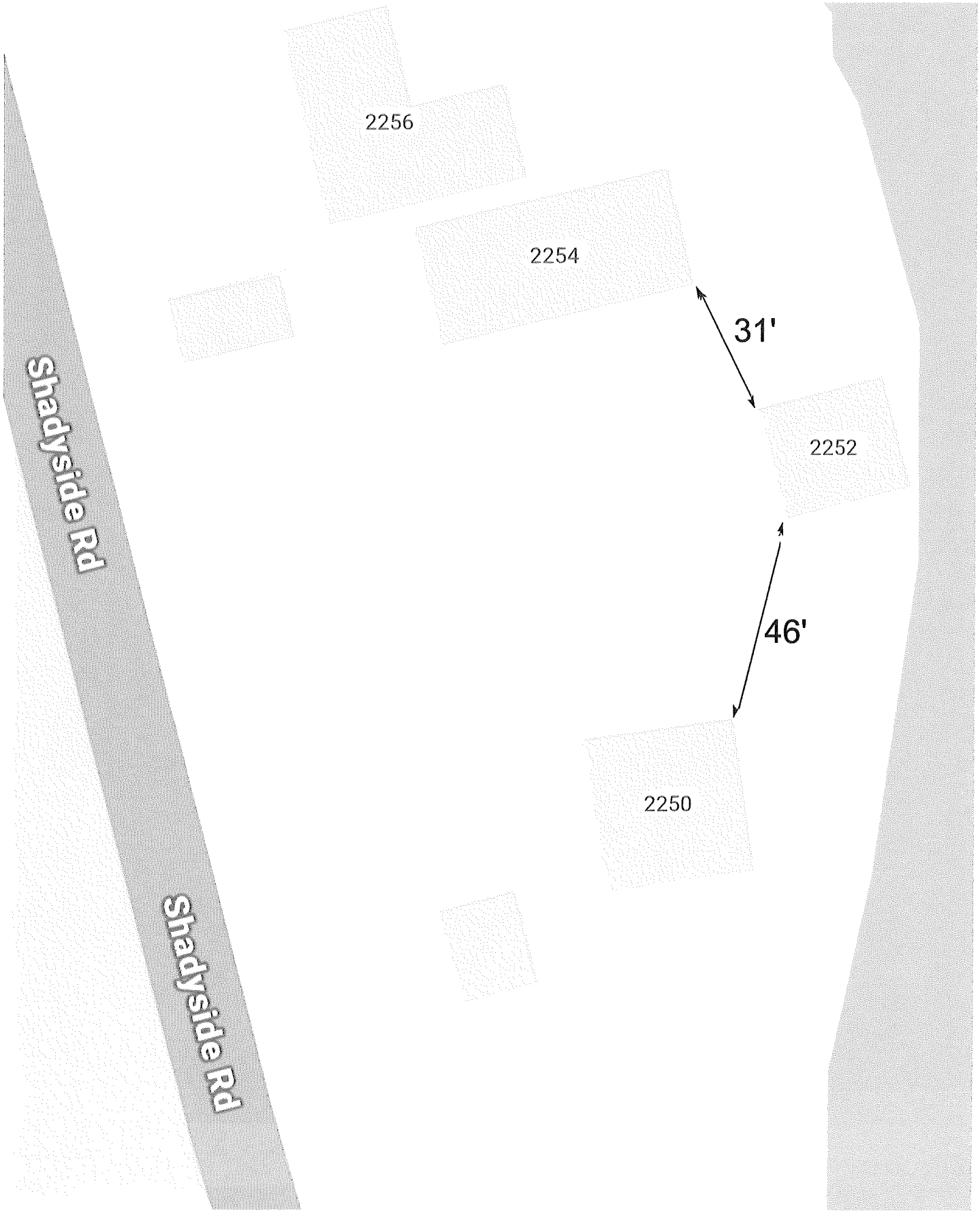
PROPOSED 3D VIEW - SW ELEVATION

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



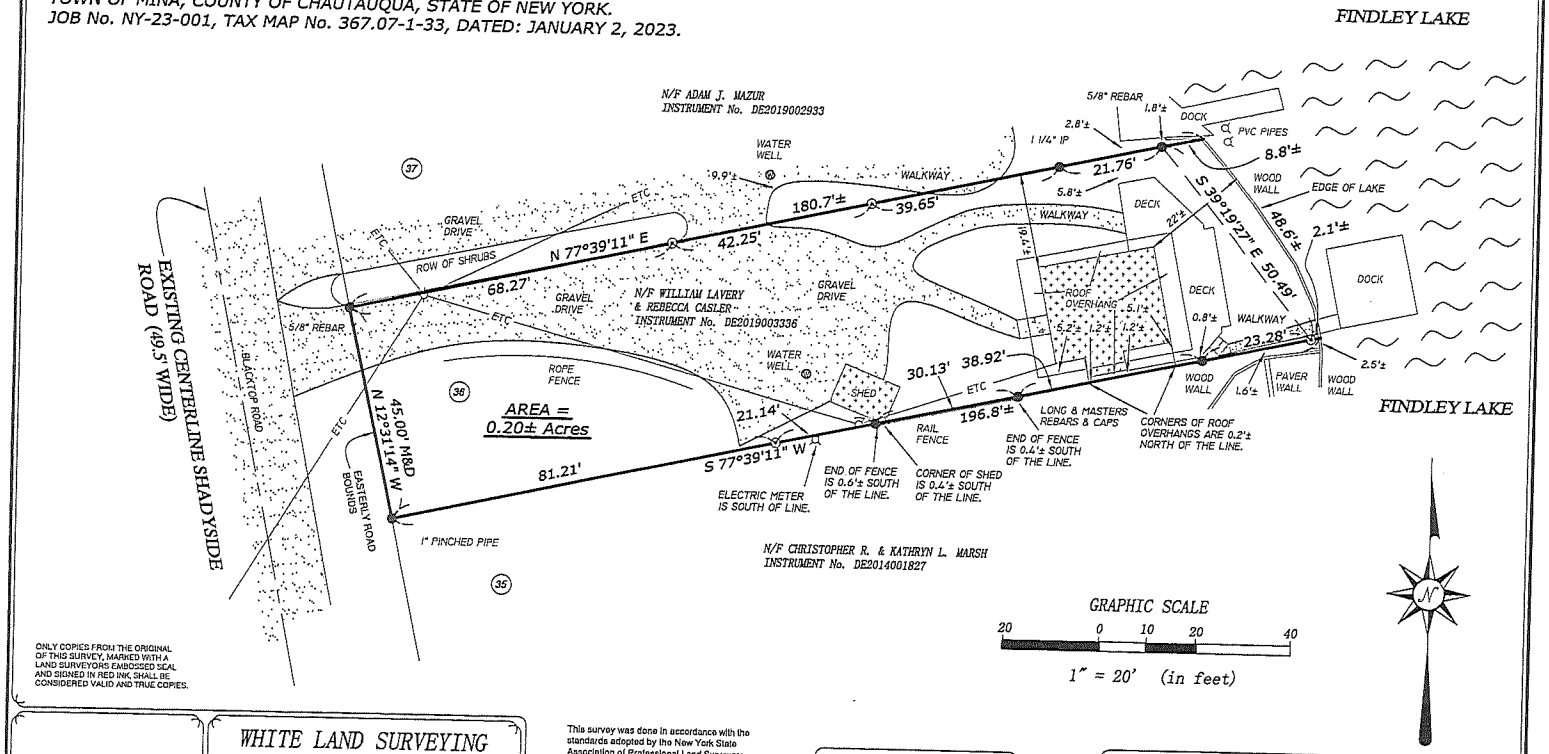
DISTANCE TO ADJACENT STRUCTURESB

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



WILLIAM LAVERY & REBECCA CASLER SURVEY

LOT- 41, TOWN- 2, RANGE- 15 OF THE HOLLAND LAND COMPANY'S SURVEY.
TOWN OF MINA, COUNTY OF CHAUTAUQUA, STATE OF NEW YORK.
JOB No. NY-23-001, TAX MAP No. 367.07-1-33, DATED: JANUARY 2, 2023.



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH A LAND SURVEYORS EMBOSSED SEAL AND SIGNED IN RED INK, SHALL BE CONSIDERED VALID AND TRUE COPIES.

WHITE LAND SURVEYING
MATTHEW G. WHITE P. L. S.
611 CLYMER HILL ROAD
CLYMER, NY 14724
(716) 499-8410
matt@mwhitepls.com
NY License No. 50886
PA License No. SU-075548

This survey was done in accordance with the standards adopted by the New York State Association of Professional Land Surveyors.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

I hereby certify that the information shown upon this drawing was prepared from a survey completed JANUARY 2, 2023 and that this map correctly shows said survey.

NOTES:
UNDERGROUND UTILITIES, IF ANY, ARE NOT LOCATED OR SHOWN.

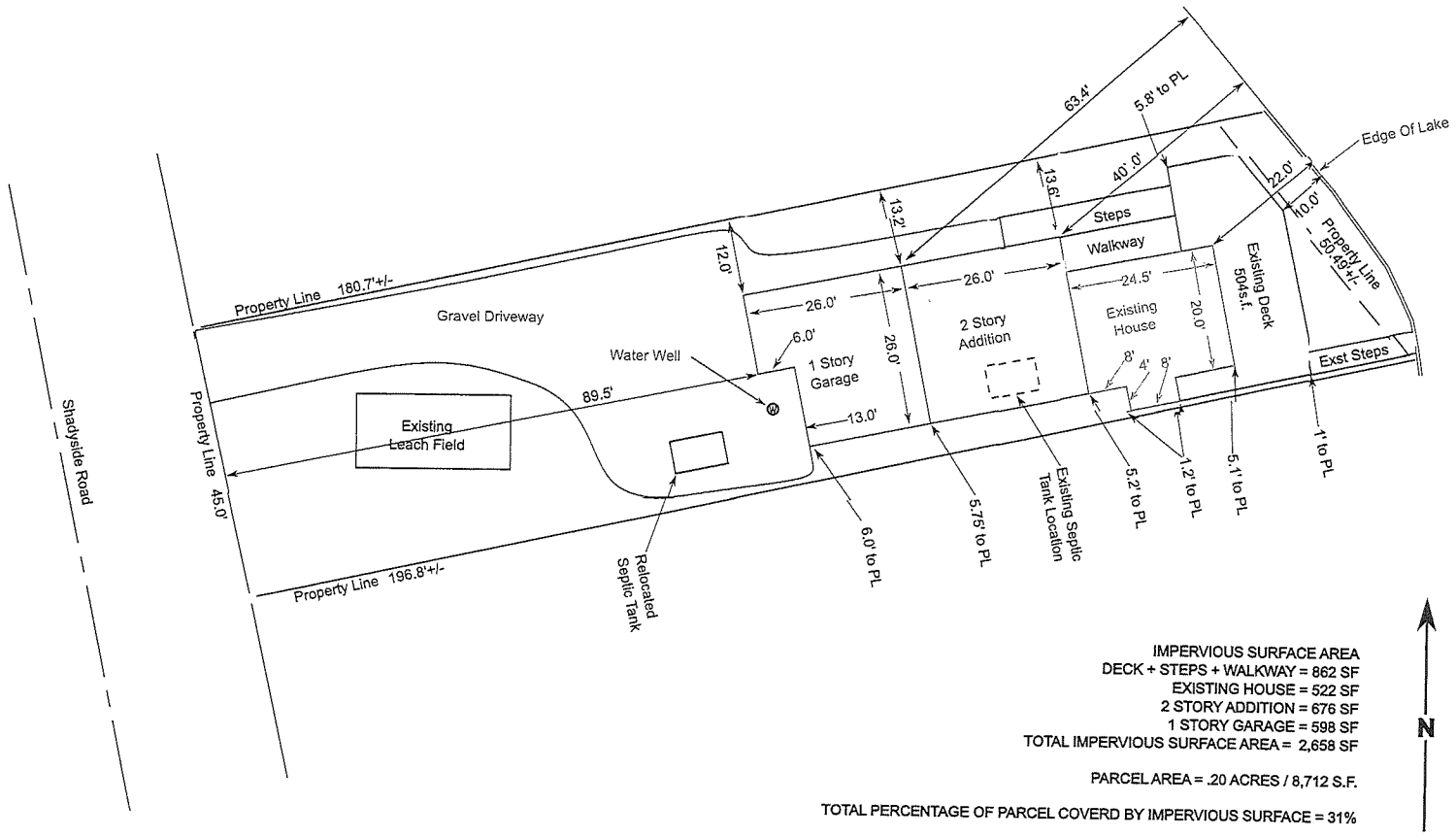
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE SEARCH. THEREFORE SUBJECT TO FACTS THAT AN UP TO DATE TITLE SEARCH MAY DISCLOSE.

< LEGEND >

⊙	SET 1/2" REBAR WITH CAP
●	EXISTING IRON STAKE, UNLESS NOTED
N/F	NOW OR FORMERLY OWNED BY
ETC	ELECTRIC, TELEPHONE & CABLE LINES
M&D	MEASURED AND DEEDED INFORMATION
(-)	DEEDED INFORMATION

PROPOSED SITE PLAN

2255 SHADYSIDE ROAD, CLYMER, NY
TAX MAP NO. 367.07-1-33



IMPERVIOUS SURFACE AREA
DECK + STEPS + WALKWAY = 862 SF
EXISTING HOUSE = 522 SF
2 STORY ADDITION = 676 SF
1 STORY GARAGE = 598 SF
TOTAL IMPERVIOUS SURFACE AREA = 2,658 SF

PARCEL AREA = .20 ACRES / 8,712 S.F.

TOTAL PERCENTAGE OF PARCEL COVERD BY IMPERVIOUS SURFACE = 31%