Owners:
Robert J. Dawson
Dawn M. Dawson

APPLICATION FOR AREA VARIANCE

INSTRUCTIONS TO APPLICANT:
1. SUBMIT A COMPLETE COPY OF THIS APPLICATION.
2. TYPE OR PRINT YOUR ANSWERS.
3. COMPLETE EACH QUESTION FULLY; IF THE QUESTION DOES NOT APPLY, PLEASE MARK "N/A."
4. YOU MUST SUBMIT A DETAILED PLOT PLAN WITH THIS APPLICATION. A SAMPLE OF SUCH A PLAN IS ATTACHED FOR YOUR INFORMATION AND THE ZONING ENFORCEMENT OFFICER WILL SUPPLY YOU WITH A CLEAN VERSION FOR YOU TO COMPLETE.
5. ADD PAGES AS NEEDED

APPLICANT INFORMATION

APPLICANT'S NAME: Brett W. Ligo	OWNER'S NAME (IF DIFFERENT): Dawn and Robert Dawson
ADDRESS: Ligo Architects, Inc. P.O. Box 698, 262 Grove City Rd. Slippery Rock, PA 16057	ADDRESS: 5475 Canyon Ridge Dr. Painesville, OH 44077
TEL. NO.: (724) 794-2380	TEL NO.: (440) 479-8227
APPLICANT'S INTEREST IN PROPERTY: ☐ Owner ☐ Lessee ☑ Other (explain) Architect	

PROPERTY INFORMATION

376.07-1-27.1 (New) TAX MAP NUMBER 19-1-6 (Old)	Section: 376.07	Block: 1	Lot: 27-1
STREET ADDRESS: 2264 Woodland Shores		SIZE OF PARCEL: 10,585 sq. ft.	
		PRESENT USE: Residence	
		ZONING DISTRICT: R-2, Lakeside Residential	

DECISION APPEALED FROM

THE APPLICANT'S APPEAL FROM A DECISION OF THE ZONING ENFORCEMENT OFFICER, OR ON DIRECT APPEAL FROM THE PLANNING BOARD AS PERMITTED BY STATE LAW, CONCERNS THE FOLLOWING:

☐ Denial of Application for Building Permit (attach to application) ☐ Denial of Application for Certificate of Occupancy (attach 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:

VARIANCE INFORMATION

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

See attached letter and Drawing V1

STATE THE REASON YOU ARE APPLYING FOR AN AREA VARIANCE:

Existing conditions dictate that an area Variance is necessary to construct the new proposed addition.

DESCRIBE THE CHARACTER OF THE NEIGHBORHOOD:

The character of the neighborhood is traditional, cottage residential.

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:	Brett W. Ligo Ligo Architects, Inc.	Date: 10 January 2023

DO NOT WRITE BELOW THIS POINT - OFFICE USE ONLY

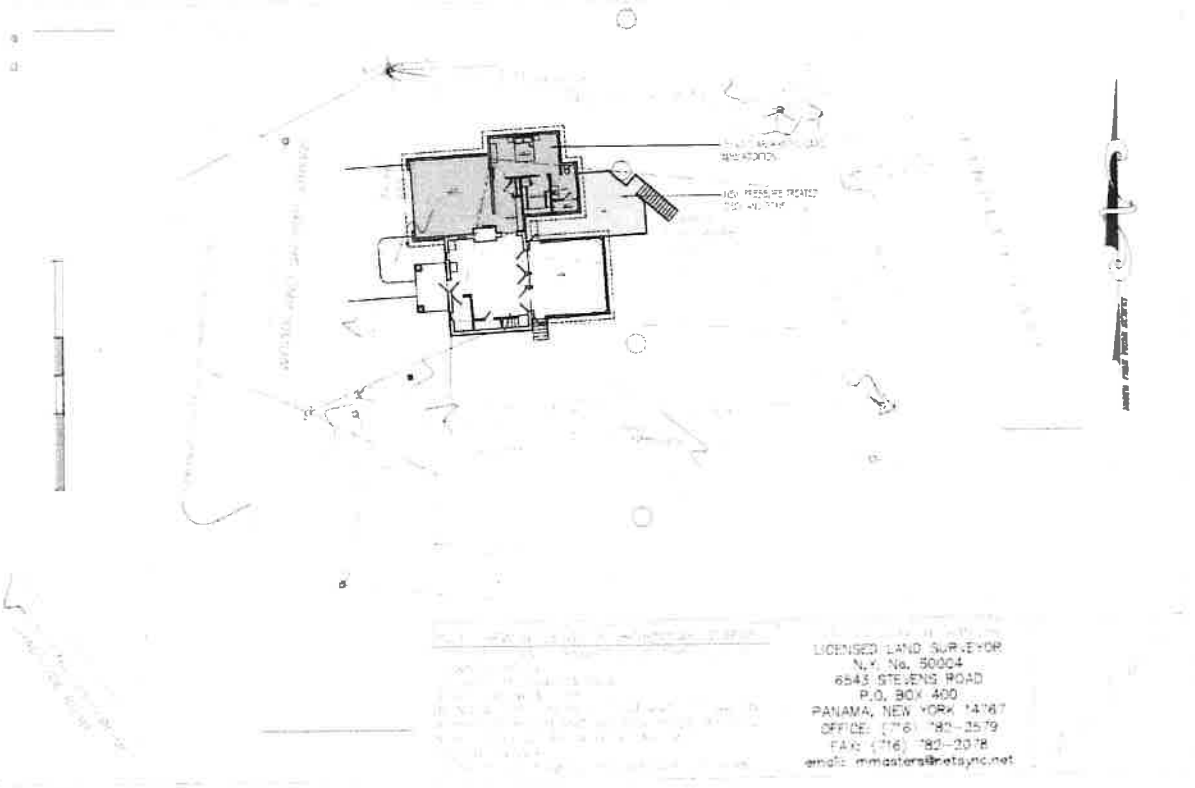
Date of Appeal		APPROVED ☐ DENIED ☐
Date of Receipt by ZBA		Affix the following documents to and permanently file with this application:
Date of Public Hearing		• Response to Municipal Zoning Referral (if any)
Negative/Positive Declaration Adopted		• Negative Declaration and/or EIS (if any)
Publication of Legal Notice of Hearing		• ZBA Decision
Date of ZBA Decision		• Notification of Approval/Denial



WEST (WOODLAND DRIVE) ELEVATION



EAST (LAKE) ELEVATION

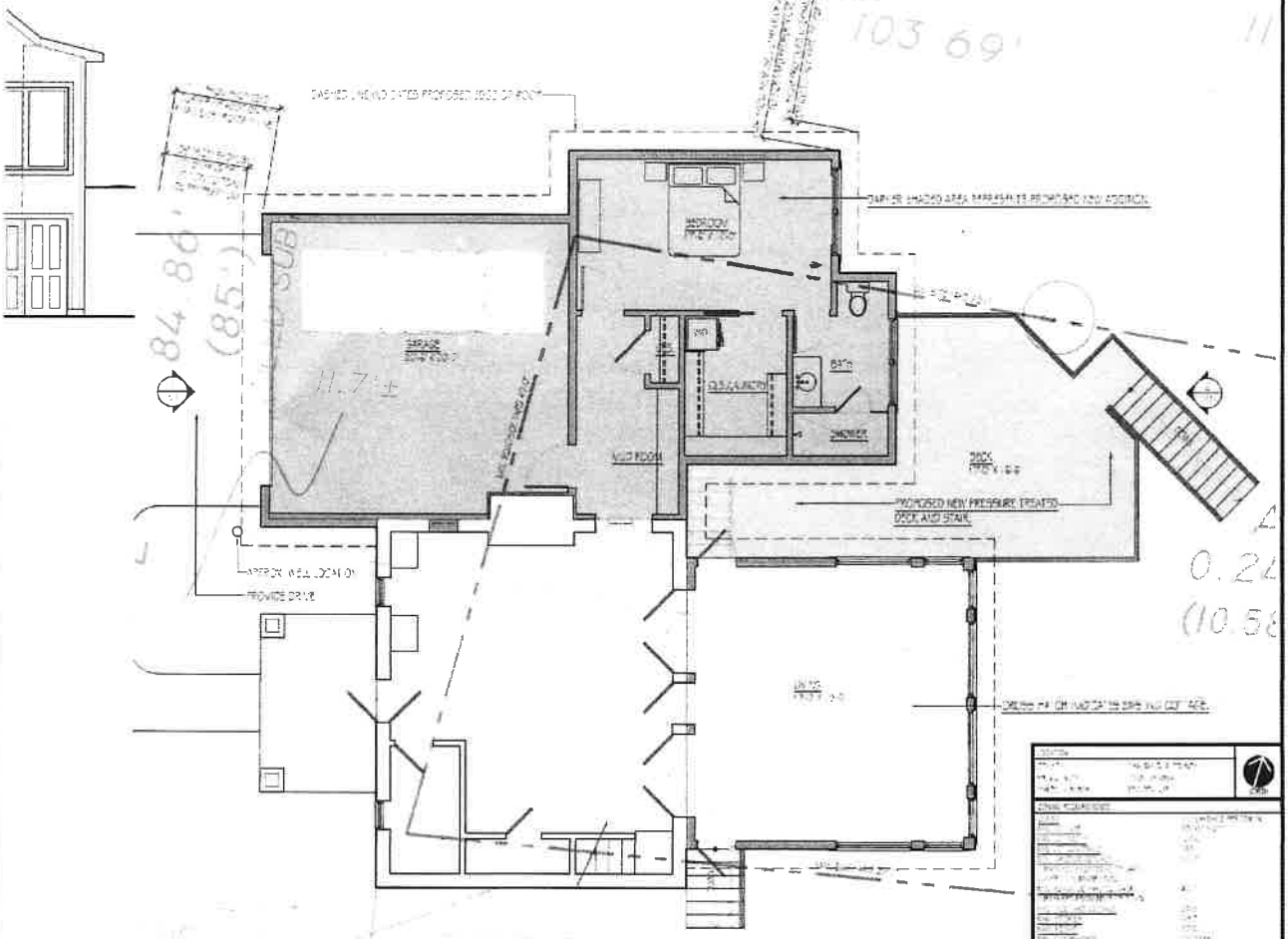


LICENSED LAND SURVEYOR
N.Y. No. 50004
6543 STEVENS ROAD
P.O. BOX 400
PANAMA, NEW YORK 14767
OFFICE: (716) 782-3579
FAX: (716) 782-2078
email: mmasters@netsync.net

SITE SURVEY

1" = 20'-0"

SITE SURVEY PROVIDED MICHAEL D. MASTERS LAND SURVEYOR JANUARY 6, 2015



MAIN LEVEL PLAN

1/4" = 1'-0"

PROPOSED ADDITIONS

BEDROOM SUITE ADDITION	494 SQ FT
LIVING	(BUILT AT FOOTPRINT OF EXISTING DECK, NO ADDITIONAL AREA PROVIDED
GARAGE	559 SQ FT
DECK	405 SQ FT
TOTAL EXISTING BUILDING AREA	1,505 SQ FT
TOTAL PROPOSED BUILDING AREA	2,458 SQ FT
LOT SIZE AS PER SURVEY	10,585 SQ FT
PROPOSED LOT COVERAGE	23.2%

JOB NUMBER 2235

SHEET NUMBER V1 OF 1

DATE: 1-10-23

LIGO ARCHITECTS AIA

LIGO ARCHITECTS INC.
P.O. BOX 589 SLIPPERY ROCK PA 16057
(724) 794-2380
ligoarchitects@zoominternet.net

MEMBER: AMERICAN INSTITUTE OF ARCHITECTS

DAWSON COTTAGE
2284 WOODLAND SHORES
FINDLEY LAKE, NY

PLAN/SURVEY/ELEVATION

SCALE: AS NOTED

DRAWN BY: JP
CHECKED BY: JWL

REVISIONS

SEAL

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA JOHN W. LIGO, NO. RA-012550

1-10-23

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