

Application I.D. Number

Area Variance Application
FEE: \$150.00

Village of South Glens Falls
Zoning Board of Appeals
46 Saratoga Avenue
South Glens Falls, NY 12803
(518) 793-1455

199.25.2022-0385

1. Applicant Name <u>Spenser Grady</u> Address <u>6 Feeder Dam Road, South Glens Falls, NY 12803</u> Telephone No. <u>(203)-993-4474</u>	2. Property Owner Name <u>Spenser Grady</u> Address <u>6 Feeder Dam Road, South Glens Falls, NY 12803</u> Telephone No. _____
3. Applicant's Agent <u>N/A</u> Address <u>N/A</u> Telephone No. <u>N/A</u>	4. Property Location <u>6 Feeder Dam Road, South Glens Falls, NY 12803</u>
5. Zone Classification <u>Residential</u>	6. Tax Map No. _____
7. Amount of Land Affected: <u>0.42</u> Acres	8. Variance Requested: <u>Corner lot fence</u>
9. What is Present Use of Property? <u>Residential Home, I am living in house</u>	
10. What is Present Land Use in <u>Vicinity</u> of Subject Property? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other	
Describe: <u>Suburb of South Glens Falls</u>	
11. Describe Proposed Use of Property: <u>6 foot high Vinyl fence for privacy, noise reduction and safety of pet.</u>	
PLEASE ANSWER THE FOLLOWING QUESTIONS (ATTACH ADDITIONAL SHEETS, IF NECESSARY)	
12. Will the requested variance, if granted, produce an undesirable change in the character of the neighborhood or detriment to nearby properties? Explain: <u>No, our back neighbors would be granted more privacy by it too. Fence would be hidden by tall existing shrubbery by roadside.</u>	
13. Can the benefits sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance? Explain: <u>No, Road gets very noisy, existing shrubbery does not alleviate noise. Solid fence offers important privacy for our backyard, as well as containing our dog and help keep her safer as well.</u>	
14. Is the requested area variance substantial? Explain: <u>The variance only involves fencing in an additional 0.069 acres of land. Only 16.43% of the lots total area.</u>	
15. Will the proposed area variance have an adverse impact or effect on the physical or environmental conditions in the neighborhood or district? Explain: <u>No, with the hedges covering most the fence by the roadside it would not look much different. The positive impact it would have is also offering our back neighbors more privacy.</u>	

15. Has the alleged hardship been self-created? Explain: Not really applicable, though I suppose you could argue it is from us buying a corner lot.

ADDITIONAL REQUIREMENTS

- A. Provide a plot plan of the subject property including all proposed additions or modifications, if any, drawn to scales, of 1"=40'. The plot plan must include the location and dimensions of all existing and proposed structures, including fences and pools, and all driveways, parking areas and areas of ingress and egress.
- B. Complete the attached SEQR Environmental Assessment Form. The Zoning Board of Appeals reserves the right in each instance to require the applicant to complete a long or full Environmental Assessment Form.
- C. File the original and eight (8) copies of the Variance Application signed by the applicant and, if necessary, by the applicant's agent, together with Environmental Assessment Form and any additional or supporting documentation and the application fee with the Building Inspector/Code Enforcement Officer. For application filing deadlines, contact the Building Inspector/Code Enforcement Officer.

Site Location: In the space provided below, please provide a sketch of the location of the subject property, including streets and landmarks.

Attached

I, Spencer Brady certify that I am the applicant in the within Area Variance Application and that I have read the information contained in this application and it is true and accurate to the best of my knowledge, I further authorize NIA to serve as my agent for this application and to represent my interest before the Zoning Board of Appeals.

Date: 4/24/22 Applicant's Signature: Spencer Brady

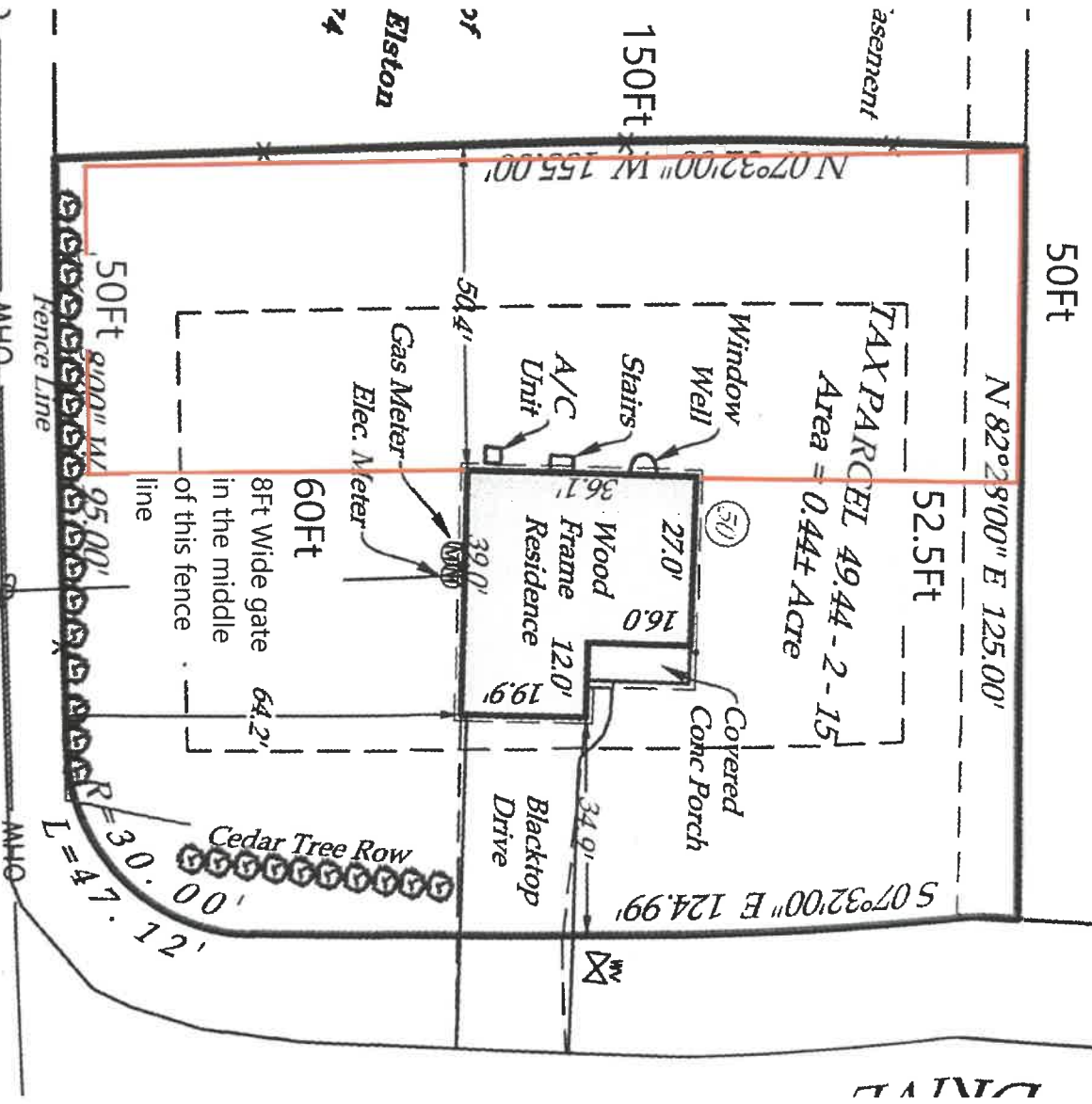
Date: NIA Agent's Signature: NIA

Your application may be subject to review by the Saratoga County Planning Board.

*Applicant will be responsible for ZBA fee, advertising & postage, if applicable.

Survey of

Cindy Lou Rich-Sheets & Robin A Bosford
Instrument No. 2018006345
49.44-2-34



FEEDER DAM ROAD