

INTEROFFICE MEMORANDUM

To: Members of Zoning Board of Appeals

Date: April 24, 2018

Re: Area Variance for building lot at 23 Roosevelt Blvd, Cohoes, NY

PROPOSAL

The applicant is seeking an area variance for building a home on the vacant lot at 23 Roosevelt Blvd, Cohoes, NY. The vacant lot is 75 x 128.7 (9,675 square feet). The Residential District (R-1) lot size requirement is 10,000 Square feet.

ZONING REQUIREMENTS

Zoning Code 285 Attachment I - Bulk and Use Table – requires minimum lot size of 10,000 square feet for single family dwelling.

CONSIDERATION

In this instance, the lot size is 9,675 square feet 325 square feet short of the Zoning Requirement. The benefit to the neighborhood will be that a new home can be constructed on a vacant lot.

The proposal creates single family building lot with in a R-1 Residential District, maintaining the density and character of the surrounding neighborhood.

The proposal does not impair the health, safety or welfare of neighbors.

The proposal does not create a hardship for neighbors.

As a result the ZBA would be well within its rights to approve the application.

City Of Cohoes, New York
Application to the Zoning Board of Appeals

This application, made on the 27 day of March 2018 is an appeal from the decision of the Zoning Officer based on requirements set forth in the City of Cohoes Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated thereon. **Applicant is requesting: Area Variance**

Address or lot number of subject property: 23 ROOSEVELT

Zoning District: Res Type of Use Building

Describe Proposal: Approved Building lot

Why is Variance or Use Permit Required? (Refer to appropriate section(s) of Zoning Ordinance)
just shy of 10,000 sq ft.

The benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant;
BENEFIT IS ADD A PROPERTY TO THE STREET & WILL HAVE NO DETRIMENT TO THE NEIGHBORHOOD

Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
NONE

Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue, other than an area variance;
NO OTHER METHOD

Whether the requested area variance is substantial;
NOT SUBSTANTIAL

Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
NO ADVERSE EFFECT

Whether the alleged difficulty was self-created.
NOT SELF CREATED

I hereby certify that all of the above statements and the statements contained in all the exhibits transmitted herewith are true to the best of my knowledge.

Property owner/applicant: Timothy Charbonneau Signature: Timothy Charbonneau

Address: 113 Fonda Rd. Date: 3/27/2018
Cohoes NY 12047

Phone: 518-365-3594

The required fee must accompany this application.
\$60 All Variances , \$27 sign deposit
Make checks payable to CITY OF COHOES

OFFICE USE ONLY

Site Plan Submitted: _____
Hearing Date: _____