

Laspina
26 Frederick Street
Garnerville NY 10923

Zoning Board of Appeals Meeting Narrative

The Laspina's are seeking a rear yard variances to construct an addition to their existing deck. The building addition requires the deck to be larger in order to access the rear yard.

I respectfully submit the following standards for variances to further support our request.

1. **Whether an undesirable change will be produced in the character of the neighborhood, or detriment to nearby properties will be created by granting of the area variance?**
 - a. There will be no undesirable change in the character of the neighborhood or nearby properties. Several houses in the neighborhood have increased the size of their deck.
2. **Whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance?**
 - a. No, the location of the proposed deck is exactly where the existing deck is just slightly larger. It is easily accessible from the new addition and the driveway.
3. **Whether the requested area variance is substantial?**
 - a) No we are requesting a 23.8ft set back where 35 ft is required.
4. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**
 - a. No. The deck does not effect traffic flow and does not introduce any hazardous conditions to Frederick Street.
5. **Whether an alleged difficulty is self created?**
 - a. While the land hardship is self created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude granting of the area variance.

Thank you for your consideration in this matter.

John Ferraro RA NCARB