

State of New York  
County of Fulton  
Town of Caroga

Notice of Decision from the Zoning Board of Appeals

Date: January 30, 2020

Notice of Decision in the Matter of a Request for a Variance for

Application Number [Z2020-01](#). by Gail Girvin, 708 Glen Avenue, Scotia NY 12302, for the property located at 398 South Shore East Caroga and identified as parcel [SBL#83.14-1-4](#) in LF-2.5 zoning district, APA Low Intensity.

Applicant built a carport without obtaining the proper building permit. The applicant proposes to keep a carport in its present location. Property is a legal noncomplying lot. This consideration involves the following section(s) of the [Zoning Ordinance](#).

[Article 4, Section I, Subsection B](#) lists the applicability of regulations and states: “No building or structure shall herein be erected, constructed or altered to exceed the dimensional standards of the zoning district said building or structure is located within.”

As per [Article 9, Section VI, Subsection B](#), “where two-thirds of current minimum yard setbacks and other dimensional requirements cannot be met, the owner shall have the right to apply for one or more area variances.” The carport is located 10 feet from the western property line. As per the 1/3 relief of the 20 foot side yard setback, this is encroaching by 3.2 feet.

PLEASE TAKE NOTICE: that a [meeting](#) of the Zoning Board of Appeals of the Town of Caroga was held on January 30, 2020.

The Zoning Board of Appeals application in the above matter was **APPROVED** and the ZBA further recommends the Code Enforcement Officer apply penalties as deemed necessary.

Zoning Board of Appeals Chair  
Douglas H. Purcell, Jr.

DHP/JML