

Statement of Hardship

48 Shunpike, Clinton Corners, NY

Owners:

Eric Alexander and Marcia DeVoe

1. 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.

An undesirable change will not be produced in the character of the neighborhood. The existing 1 ½ story home is 1,038 s.f. and the site is 5 acres. The proposed addition is 1,514 s.f.. The proposed finished square footage after construction would be 2,552 s.f.. The s.f. of the houses on the five properties adjacent to 48 shunpike are 2,692, 2,815, 2,464, 1,944 and 2,660 s.f.. The proposed addition would produce a lot and residence consistent with the surrounding neighborhood.

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

*The existing home square footage is 1,038 s.f.. The largest addition permitted by section 391.7 is a 259 s.f. addition. The **minimum room sizes** permitted by the New York State Residential Building Code is 70 s.f.. Taking into account circulation, this square footage would allow for roughly a two-room addition of 70 s.f. per room.*

3. Whether the requested variance is substantial.

The maximum allowed lot coverage for the RL-5 Zone is 10%. With the proposed addition the final lot coverage of the site would be 1.8%. Therefore, the variance requested is not substantial as it does not create a building density on the site that approaches the maximum permitted.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district.

As stated in question 1 the physical nature of the neighborhood will not be effected because the end result will produce a residence that is in line with all neighboring residences. The environmental condition of the neighborhood will not be affected because the use, single family residence, will remain the same.

5. Whether the alleged difficulty is self-created, which consideration shall be relevant to the decision of the Zoning Board of appeals, but shall not necessarily preclude the granting of an area variance.

The difficulty is self-created in that the addition that the owners wish to build exceeds the 25% maximum. However, the unusually small size of the existing residence creates an unrealistic maximum addition size that is not in touch with reasonably sized living spaces.