

City of Rensselaer
Planning and Development Agency
City Hall, 62 Washington Street
Rensselaer, NY 12144
(518) 465-1693 / FAX (518) 465-2031

APPLICATION TO THE ZONING BOARD OF APPEALS

AREA VARIANCE

This application, made on the 20th day of November 2013 is an appeal from the decision of the Building Inspector based on requirements set forth in the City of Rensselaer Zoning Ordinance. Included with this application is a site plan of the property with all structures indicated hereon and a copy of the Building Inspector's determination.

Address or lot number of subject property: 16 Dale Street

Zoning District R-2 Type of Use Single Family

Describe Proposal: Home addition to put master bedroom/bath on the first floor

Why is a Variance required? (Refer to appropriate section(s) of Zoning Ordinance)

The new addition in effect ties together the two existing structures eliminating any rear set back. Complete relief from the rear set back according to section 179.9 is requested.

Justification:

The home owner has difficulty with the stairs due to cancer treatment. The small area variance is needed to make livable space on the first floor.

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: Sharon R White Signature: Sharon R White

Address: 16 Dale St Date: 11/15/2012

Renss, NY 12144 Phone: 518-894-8535

IF APPLICANT IS NOT OWNER:

Applicant's Name: Greg Raczko Signature: [Signature]

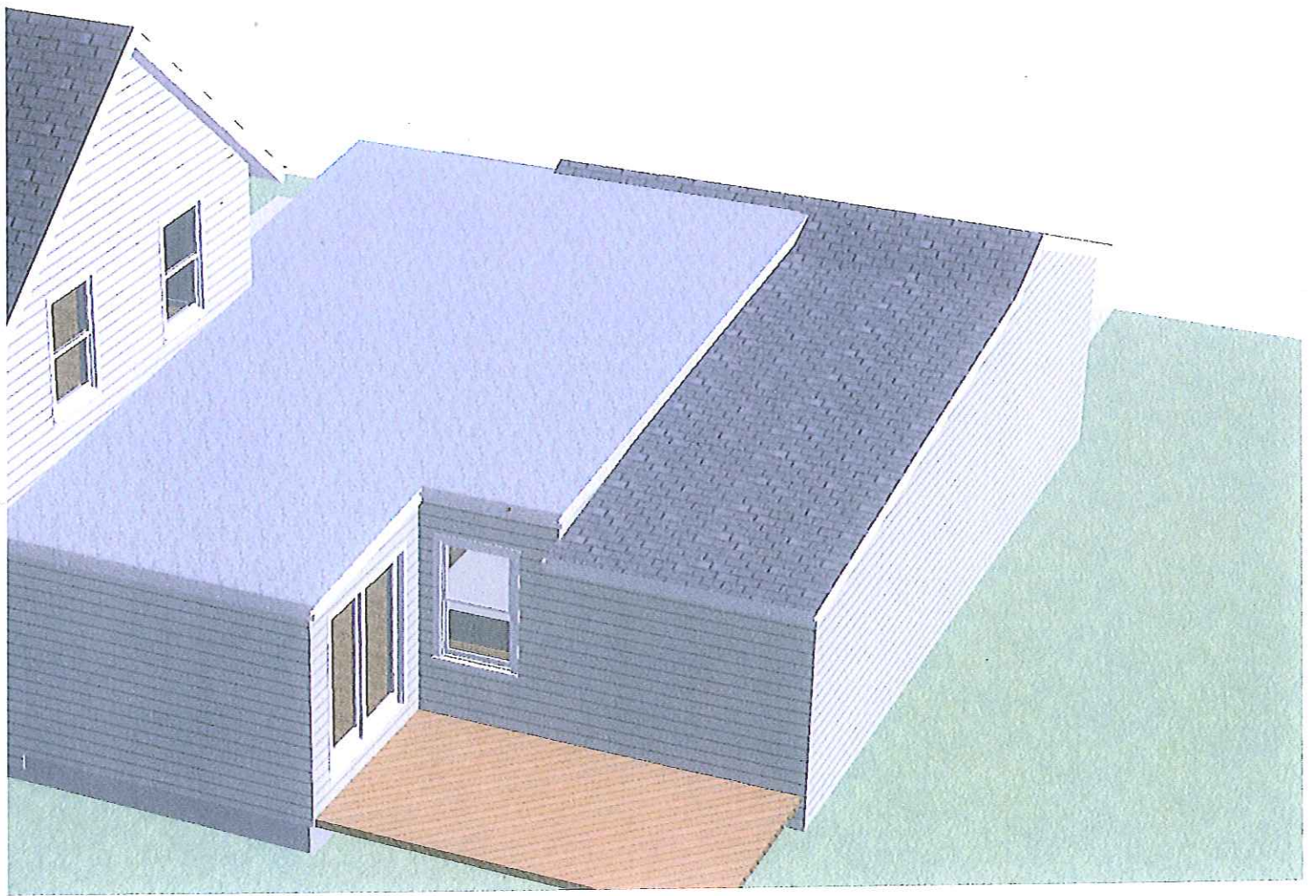
Address: 96 Keydross Rd Date: 11/20/12

Saratoga Springs, NY Phone: 518-378-9333
12866

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The required fee must accompany this application.

Schedule: \$40.00 - all variances

Make checks payable to the CITY OF RENSSELAER



NEIGHBOR

POOL

20' Set back

DESIGN CRITERIA

ROOF LOADS:
LIVE: 50 PSF
DEAD: 20 PSF
FLOOR LOADS:
LIVE: 40 PSF
DEAD: 15 PSF
TRUSS LOADS:
LIVE: 50 PSF
DEAD: 10 PSF (10% ST. CHG.)
AND 6 PSF

EXISTING AREA
EXISTING KITCHEN

BATH

MASTER SUITE

6'-0" SLIDER
EGRESS

EGRESS

SCREENED PORCH

OFFICE

EGRESS
DH ANDERSEN 200 SERIES OR EQUAL
3050 DEL. PANE LOW E
R.O. 36" X60"
CLR OPEN 6.04SF

PROPOSED ADDITION

Space for relief

(See we are not any closer to neighbor due to existing shed)

EXIST TOOL SHED
EXISTING AREA

REPAIR AND/OR
REPLACE EXISTING
DECK

ADD CO DETECTORS TO EXISTING STRUCTURE:
*OUTSIDE ANY SLEEPING ROOMS
*ON ANY FLOOR W/FUEL BURNING APPLANCE
*IN BASEMENT
*THIS BUILDING MEETS OR EXCEEDS THE NYS ENERGY CONSERVATION AND
CONSTRUCTION CODE AND THE BUILDING CODE OF NEW YORK STATE

FIRST FLOOR PLAN

POOL

Approximate
property boundary

SCALE 1/4" = 1'-0"



16 Dale St, Rensselaer, NY

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Google earth

Imagery Date: 10/7/2011 1995

42°39'22.48" N 73°43'47.20" W elev 179 ft

Eye alt 403 ft