


TOWN OF MINA  
2883 NORTH RD.  
FINDLEY LAKE, NEW YORK 14736  
APPLICATION FOR AREA VARIANCE

A NON-REFUNDABLE FEE OF \$50.00 SHALL ACCOMPANY THIS APPLICATION.

APPLICANT INFORMATION	
APPLICANT'S NAME: <u>Math Stewart</u>	OWNER'S NAME (IF DIFFERENT):
ADDRESS:	ADDRESS:
<u>2531 Sunnyside Rd</u>	<u>Matthew Stewart</u> <u>Erin Stewart</u> <span style="float: right;"><u>ES.</u></span>
TEL NO.: <u>724-355-3850</u>	TEL NO.:
APPLICANT'S INTEREST IN PROPERTY: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Other (explain)	

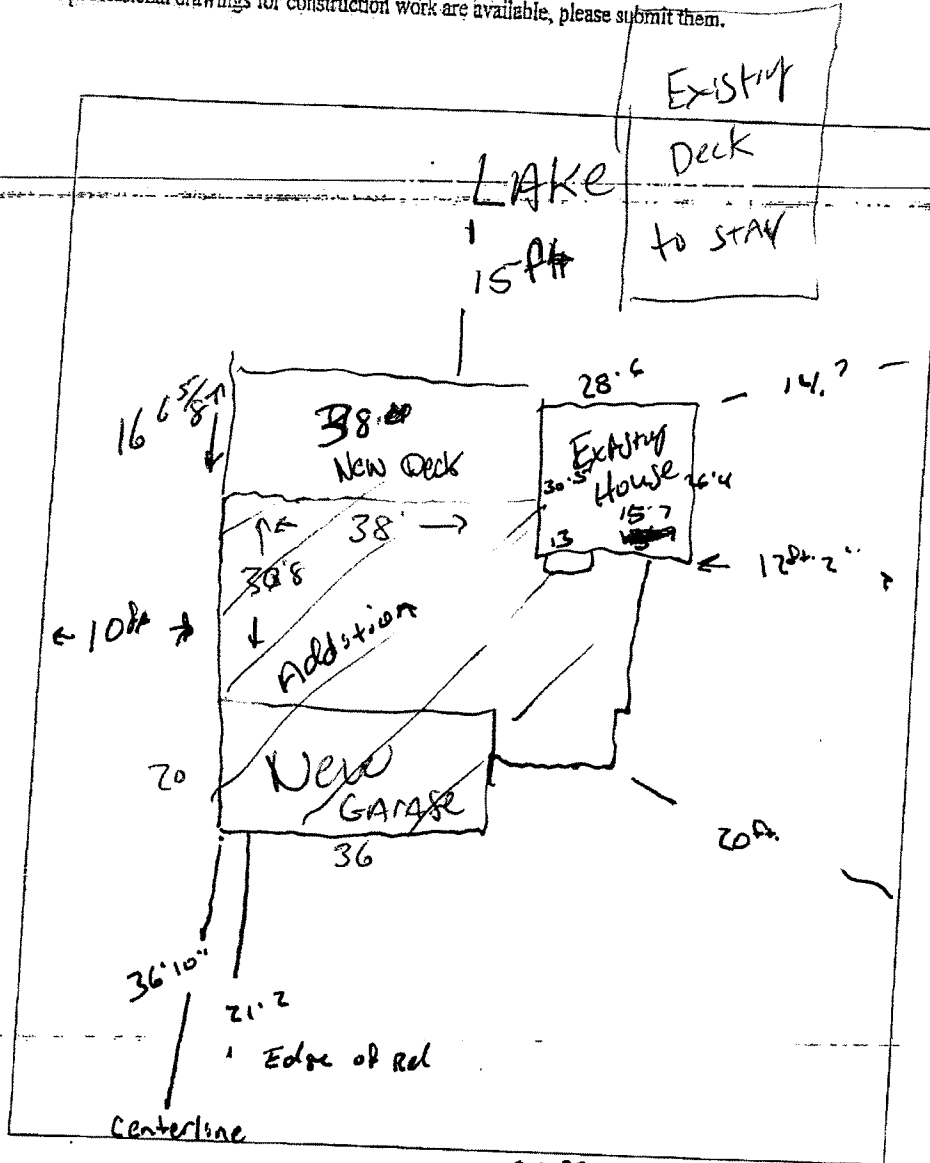
PROPERTY INFORMATION			
TAX MAP NUMBER	Section: <u>359.11</u>	Block: <u>1</u>	Lot: <u>17.2</u>
STREET ADDRESS:		SIZE OF PARCEL: <u>10,131 sqft.</u>	
<u>2531 Sunnyside Rd</u>		PRESENT USE: <u>Residential</u>	
ZONING DISTRICT:			

VARIANCE INFORMATION	
STATE WHAT TYPE AND SIZE OF AREA VARIANCE YOU ARE REQUESTING (e.g. 3 foot side yard variance):	
<ul style="list-style-type: none"><li>• Garage size <u>828 sqft.</u></li><li>• Side yard setback <u>10 ft.</u></li><li>• <u>21' 2"</u> to edge of the road</li></ul>	<ul style="list-style-type: none"><li>• Deck + patio at lake to be in line with existing house <u>15 ft</u> away from the lake edge</li></ul>
STATE THE REASON YOU ARE APPLYING FOR AN AREA VARIANCE:	
<u>Sub standard lot</u>	
DESCRIBE THE CHARACTER OF THE NEIGHBORHOOD:	
<u>Residential</u>	

APPLICANT SIGNATURE	
I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as described herein, unless modified by the approving Board.	
Signature of Applicant: 	Date: <u>6-30-23</u>

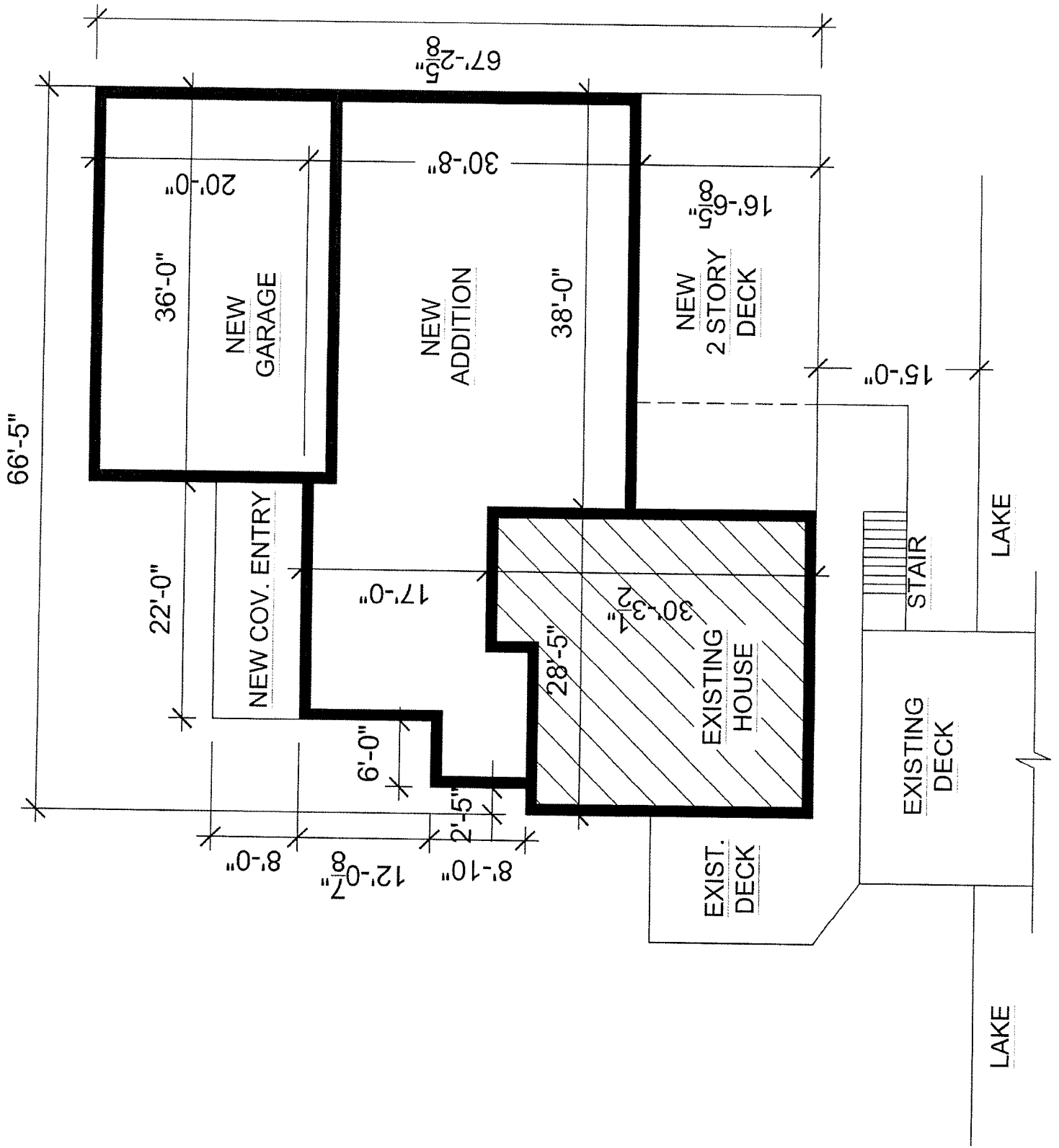
# PLOT PLAN

1. An application for a building permit, special use permit, or variance must be accompanied by a plot plan, drawn in ink, denoting property lines, all existing and proposed buildings and structures in relation to the property lines, paved or parking surfaces and appropriate measurements.
2. Show the location of water source or well, septic systems, streets, roads, driveway and any rights-of-way.
3. Show the relationship of the parcel to adjacent properties, the distance to the nearest buildings in all directions, and the use of adjacent buildings.
4. If professional drawings for construction work are available, please submit them.



Frontage of lot: 65.29 ft.

Street Name: Sunny Side Rd



**AE CHAPMAN SURVEYING**

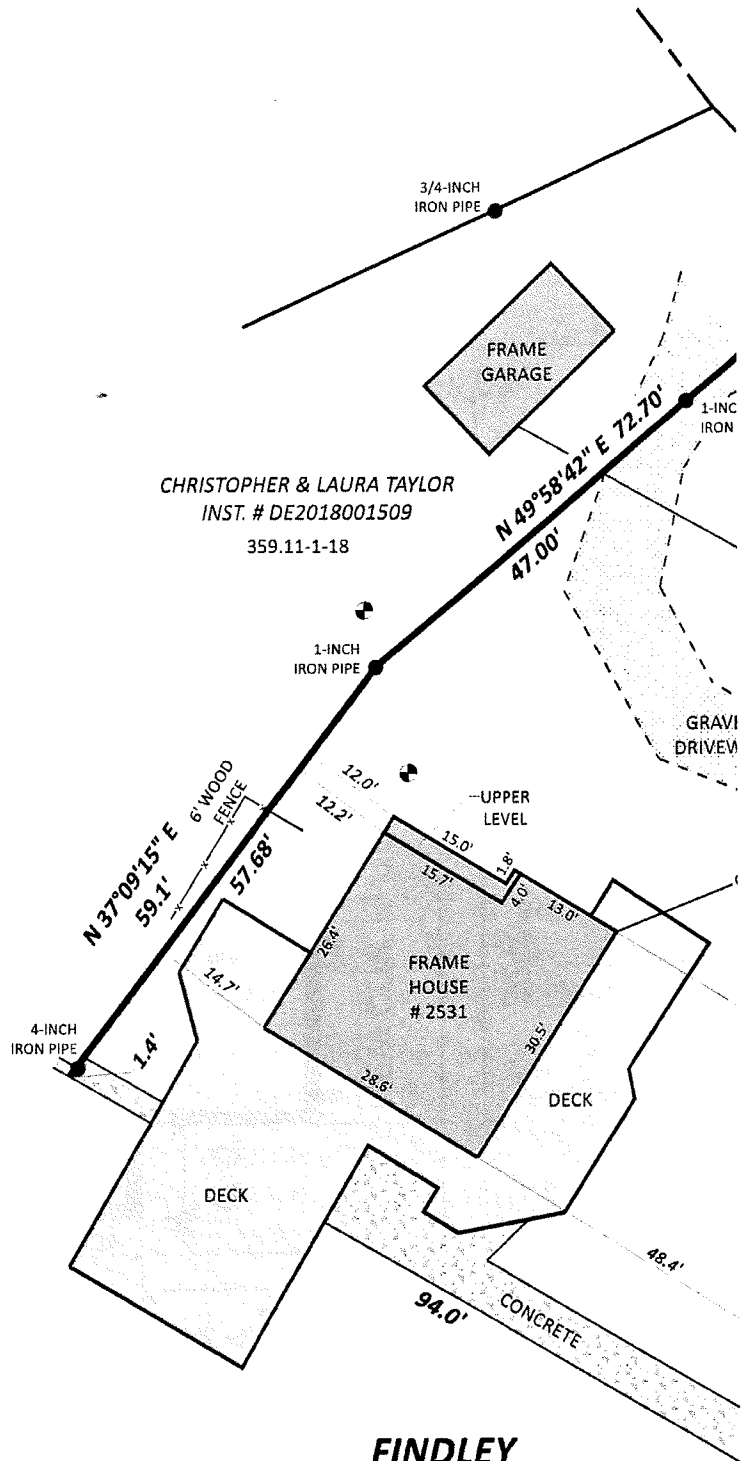
PO BOX 769

RIPLEY, NY 14775

(716) 753-6497 achapmanpls@gmail.com

**LEGEND**

- EXISTING IRON STAKE
- UTILITY POLE
- ⊙ WATER WELL



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO FACTS THAT MAY BE DISCLOSED BY SUCH.

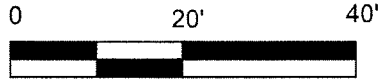
ONLY SURVEY MAPS WITH THE SURVEYOR'S SIGNATURE AND SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. COPIES SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. ANY CERTIFICATIONS CONTAINED IN THIS DOCUMENT SHALL NOT APPLY TO UNAUTHORIZED COPIES.

COPYRIGHT 2023 AE CHAPMAN SURVEYING. ALL RIGHTS RESERVED.

ANDREW E. CHAPMAN - NY LICENSE # 051034

**FINDLEY  
LAKE**

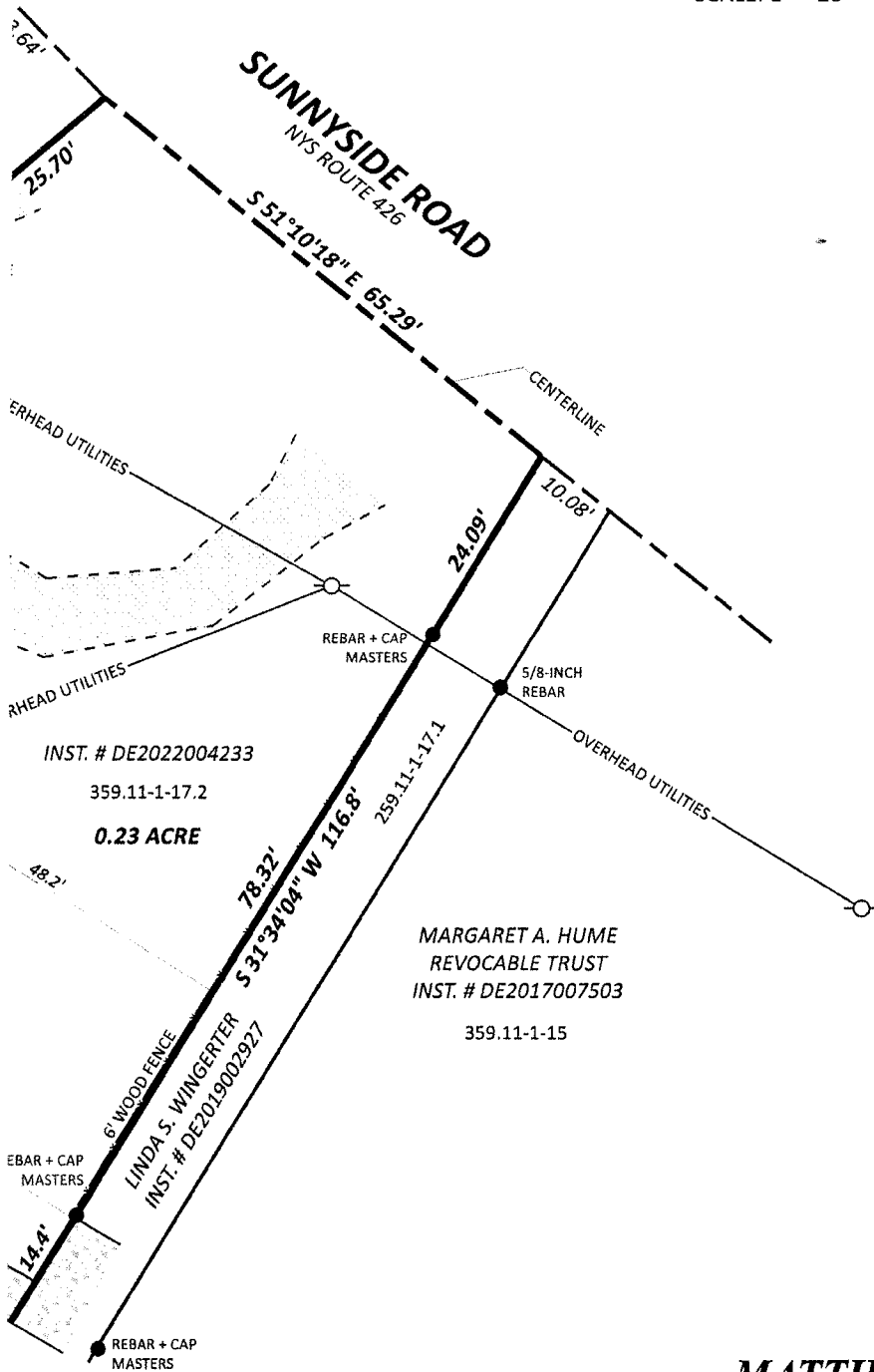
*Andrew E. Chapman*



SCALE: 1" = 20'



RECORD NORTH  
INST. # DE2022004322



## BOUNDARY SURVEY

LANDS OF

**MATTHEW & ERIN STEWART**

2531 SUNNYSIDE ROAD  
TOWN OF MINA  
CHAUTAUQUA COUNTY, NEW YORK

PART OF LOT 43, TOWN 2, RANGE 15 OF THE HOLLAND LAND COMPANY'S SURVEY  
SURVEY 5/19/2023 | MAP 5/21/2023 | SCALE 1" = 20' | PROJECT 230511