

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
MAY 02, 2023
6:00 pm**

CALL MEETING TO ORDER

AREA VARIANCE HEARING

- Owner/Applicant: Robert & Rhonda McCormick
Property Location: Vacant Lot-Lakeview Drive
Project: Construct a single-family dwelling on a 15,584.80-lot with 80' frontage
- Owner/Applicant: Jeffery Higgins
Property Location: 7751 Haight Road
Project: Construction of a 32' x 32' detached accessory structure with a 10' overhang in front of the principal building line

APPROVAL OF MINUTES

April 4, 2023

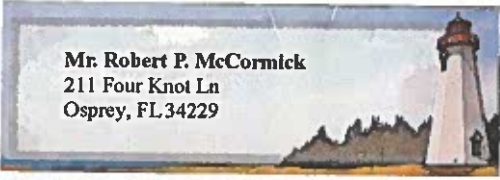
COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Decisions regarding variance applications for R. McCormick and J. Higgins

ADJOURNMENT



Date: April 11 2023

TO: ZONING BOARD, TOWN OF SOMERSET

Pursuant to Article _____ Section _____ of the Code of the Town of Somerset, application for a Variance is hereby made:

Size of Lot: 80.00 X 194.81

(Include Site Plans showing frontage and setbacks and construction plans showing all facilities and proposed uses.)

SWIS code 293889

Location: Lakeview Dr

SBL # 2.14-1-69

Use District: Town of Somerset

Owner: Robert McCormick
Rhonda B. McCormick

Applicant: Robert McCormick
Rhonda B. McCormick

Address: 211 Four Knot Ln
Osprey - Fl 34229

Address: 211 Four Knot Ln
Osprey - Fl 34229

Site Plan 3 pages + variance form

attached - contact
Don Kleinschmidt
Barden Homes -
his cell # 716-628-4594
email don.lklein@yahoo.com

Signed Rhonda B McCormick

Date: 4-11-2023

phone - 941-966-0614
cell # 941-228-9121
E-mail Rhondavutavel@yahoo.com

2

EVERGREEN

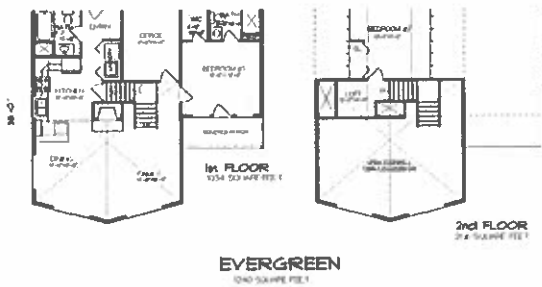
The Evergreen chalet floor plan has 1,240 sq ft of living space with 2 bedrooms and 2 baths. The lower features an open living floor plan and a first floor master suite with an additional bedroom upstairs. Contact us today for pricing information!

ABOUT THE EVERGREEN FLOOR PLAN

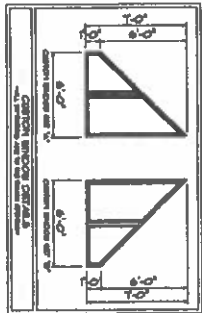
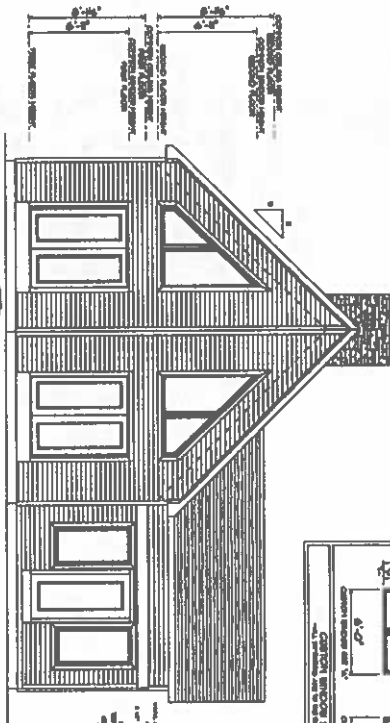
Square Footage: 1,240 sq. ft.

Bedrooms: 2

Baths: 2



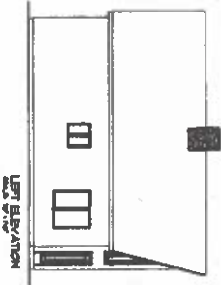
3



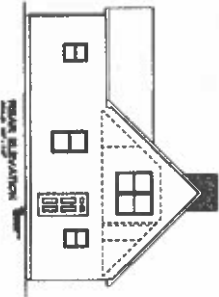
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

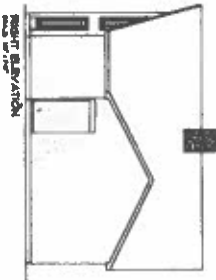
1. FINISHES OF EXTERIOR WALLS, ROOF, AND FLOORS TO BE DETERMINED BY THE ARCHITECT. ALL FINISHES TO BE APPROVED BY THE ARCHITECT. ALL FINISHES TO BE APPROVED BY THE ARCHITECT. ALL FINISHES TO BE APPROVED BY THE ARCHITECT.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Mr. Robert F. McCormick
211 Four Knot Ln
Osprey, FL 34229

<p>12XXX</p>	<p>1 of 2</p>
<p>ELEVATIONS</p>	
<p>1 STATE/ PROVINCE</p>	
<p>EVERGREEN</p>	
<p>BARDEN STANDARD</p>	
<p>bar den Landscape Systems</p>	
<p>PROJECT NO.</p>	
<p>DATE</p>	
<p>CLIENT</p>	
<p>DATE</p>	

TIME RECEIVED
April 17, 2023 at 3:43:05 PM EDT

REMOTE CSID
9419660615

DURATION
259

PAGES
4

STATUS
Received

Apr 17 23, 04:00p FGP

9419660615

p.1

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Build single family house + attached garage</i>			
Project Location (describe, and attach a location map): <i>Lakeview Drive</i>			
Brief Description of Proposed Action: <i>Need variance - proceed with plan Bardex Homes</i>			
Name of Applicant or Sponsor: <i>Robert & Rhonda Mc Cormick</i>		Telephone: <i>941-966-0614</i>	
Address: <i>211 Four Knot Ln</i>		E-Mail: <i>Rhonda.vitrabel@johoo.com</i>	
City/PO: <i>Osprey</i>		State: <i>FL</i>	Zip Code: <i>32229</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres		<i>Lot size 80 x 194.81</i>	
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? ?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

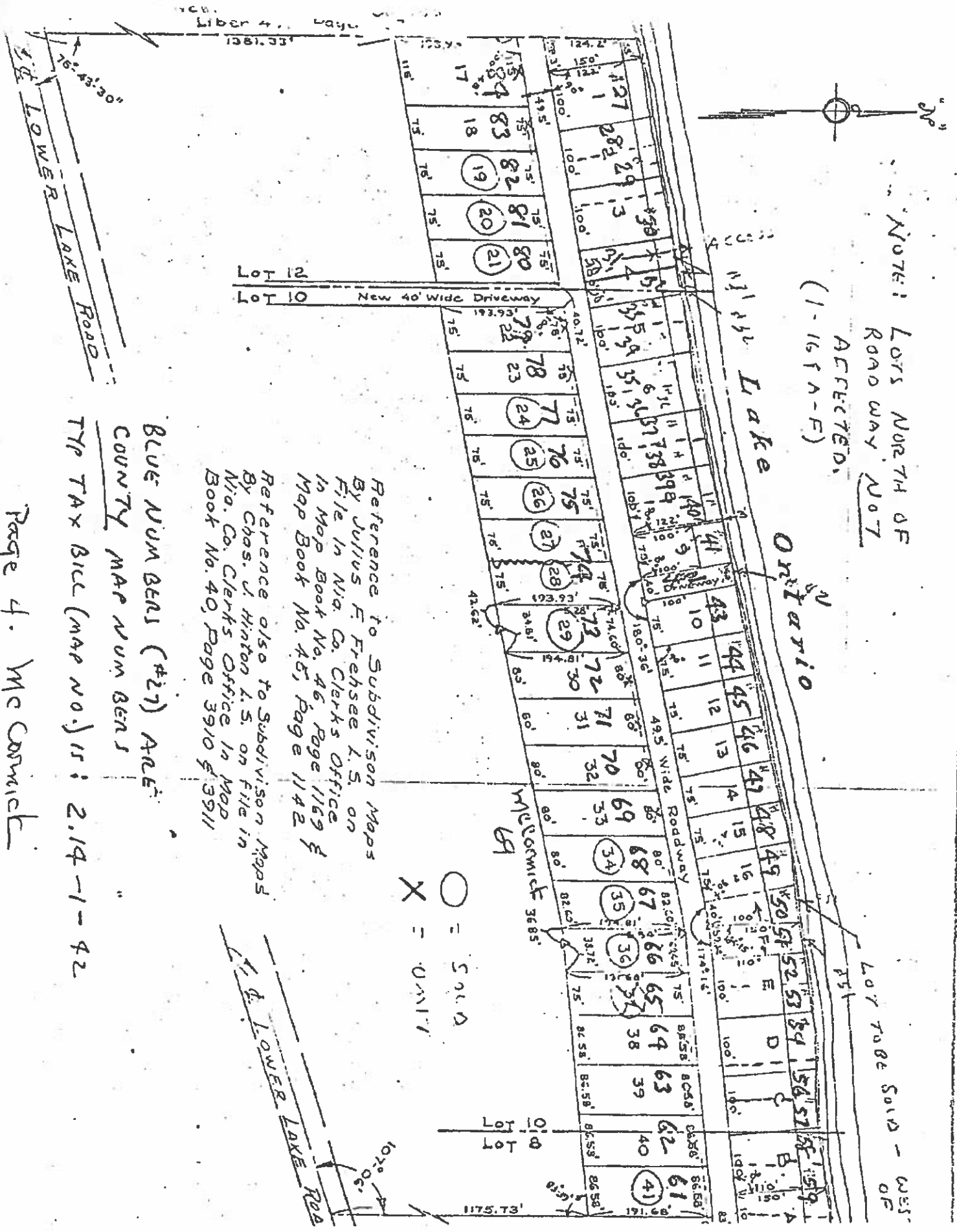
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____</p>	NO	YES
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____</p>	NO	YES
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____</p>	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Rhonda Mc Cormick Date: 4-17-2023

Signature: Rhonda P Mc Cormick

4 pages including map lots.



NOTE: LOTS NORTH OF ROADWAY NOT AFFECTED. (1-167A-F)

BLUE NUMBERS (#27) ARE COUNTY MAP NUMBERS
 TYP TAX BILL (MAP NO.) IS: 2.14-1-42

Reference to Subdivision Maps By Julius F. Frehsee L.S. on File in Nia. Co. Clerks Office in Map Book No. 46, Page 1169 & Map Book No. 45, Page 1142
 Reference also to Subdivision Maps By Chas. J. Hinton L.S. on File in Nia. Co. Clerks Office in Map Book No. 40, Page 3910 & 3911

○ = SOLD
 X = OWNER

L & LOWER LAKE ROAD



Date: 4/25/2023

TO: ZONING BOARD, TOWN OF SOMERSET

Pursuant to Article _____ Section _____ of the Code of the Town of Somerset, application for a Variance is hereby made:

Size of Lot: 600ft x 800ft

(Include Site Plans showing frontage and setbacks and construction plans showing all facilities and proposed uses.)

Location: _____ SBL # _____

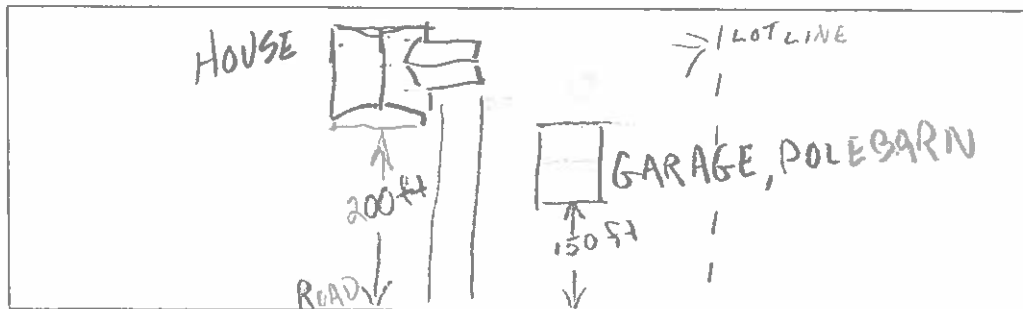
Use District: _____

Owner: JEFFERY HIGGINS Applicant: _____

Address: 7751 HAIGHT RD. Address: _____

BARKER NY 14012

Site Plan



Signed: Jeffery Higgins

Date: 4/25/2023

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: POLE BARN			
Project Location (describe, and attach a location map): FRONT OF HOUSE			
Brief Description of Proposed Action: 32' X 32' WITH 10' OVERHANG			
Name of Applicant or Sponsor: <i>[Signature]</i>		Telephone: 716 308 6041	
Address: 7751 BAIGHT RD.		E-Mail:	
City/PO: BARKER		State: NY	Zip Code: 14012
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/> <i>D.H.</i>
3.a. Total acreage of the site of the proposed action?		<u>12</u> acres	
b. Total acreage to be physically disturbed?		<u>.25</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: 4/25/2023

Signature: *[Handwritten Signature]*