

Town of Cape Vincent  
ZONING BOARD OF APPEALS  
APPLICATION

Appeal # \_\_\_\_\_  
Date: \_\_\_\_\_

To: Town of Cape Vincent, NY, Zoning Board of Appeals (ZBA)

I, Woodrow Rodgers of 33841 Carlton Dr.  
(Name of Applicant) (Mailing Address)

Hereby appeal to the ZBA the decision of the Zoning Enforcement Officer (ZEO) on an application for Zoning Permit # \_\_\_\_\_ dated \_\_\_\_\_, whereby the ZEO did ( ) grant ( ) deny the above-mentioned zoning permit.

1. Location of the Property: 33841 Carlton Dr. Cape Vincent
2. Zoning District R/F Tax Map # 40.09-1-49.14
3. Provisions of the Zoning Law appealed: Section: 3.3, Paragraph 3
4. Setback(s): Front, Side, Rear  
(circle all that apply)  
Requested Footage of Setback(s): 5' side
5. Justification/Reason for Variance: We have taken house down to 27'-6" to meet a 10' side setback. Front + Rear is good.
6. Type of Appeal – Appeal is made herewith for:  
( ) An interpretation of the Zoning Law or Zoning Map  
(X) A variance to the Zoning Law
7. Previous Appeal: A previous appeal ( ) has ( ) has not been made with respect to this decision of the ZEO or with respect to the property. Such appeal(s) was (were) in the form of ( ) a requested interpretation ( ) a request for a variance and was (were) made in:

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_  
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_  
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

TOWN OF CAPE VINCENT  
Jefferson County, New York 13618



FAX (315) 651-3366

Zoning Enforcement Officer  
654-2102

Zoning Permit Application

Name of applicant: Woodrow L. Rogers

Telephone: (315) - 654 - 3691

Agent/Contractor: Steven J. Hall Inc.

Cell #: (315) - 778 - 6208

Mailing Address: PO Box 909

Cape Vincent  
City

N.Y.  
State

13618  
Zip Code

Location by street or 911# 33841 Carlton Dr. Cape Vincent

Tax Map # 40.09-1-49.114

Nature of work:  New Building  Addition

Zoning District  LF  LR  RF  AR  C  RP  I

Dimensions of entire structure

Installation  Demolition

Front 27'-6" Rear 27'-6" Depth 40' Maximum Height 32'-2"

Foundation Type:  Concrete  Masonry  Steel  P.T. Wood  Other

Structure Type:  Wood  Stone  Masonry  Concrete  Other

Structure Use:  Residential  Commercial  Retail/Professional  Agricultural  Municipal

Further description of project: Removal of Trunk + install new house + Septic

Lot Size: Front 50' Rear 50' Depth 167' Area (sq ft) 8350

Requirements:

A sketch plan must accompany this application showing the placement of the proposed structure on the lot. The drawing shall show distance between the structure and all lot lines, other structures on the lot, road right-of-way line and any other outstanding natural or man-made features on or adjacent to the lot. The dimensions of the lot lines shall be noted. Such drawing shall be prepared for a change of use in an existing structure as well. The applicant shall lay out stakes on the lot enabling the zoning officer to determine building location and lot lines.

I, the owner or agent of the proposed use for which this permit application is being made, do hereby affirm that the above information is true and accurate, and that it conforms to the Zoning Law and all other applicable laws.

Landowner of Agent Signature

Date

5/22/18

For Office Use Only:

Permit # 18-05-24-1 Appeals # \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Denied: [Signature] Date: MAY 24, 2018

Zoning Law Section and Paragraph; SIDE SET BACK

Site Plan Referral Date: \_\_\_\_\_



NATURAL CAUSES AND HUMAN ACTIVITY, AND THEREFORE, SUCH BOUNDARIES MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF TITLE/OWNERSHIP LIMITS.

**REFERENCE MAP**

LOT NUMBERS SHOWN HEREON REFER TO A MAP TITLED "LIONEL RADLEY LAKE SHORE LOTS, CAPE VINCENT, JEFFERSON CO., NEW YORK", DATED AUGUST 1959, FILED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON APRIL 25, 1960 IN BOOK 5 OF MAPS, AT PAGE 21.

**LEGEND**

- - EXISTING IRON PIPE
- - 5/8" REBAR WITH RED PLASTIC CAP SET
- ⊕ - UTILITY POLE
- ⊙ - WELL
- ⊗ - WATER VALVE
- ⊕ - HYDRANT
- ⊞ - ELECTRIC METER
- DU — - OVERHEAD UTILITY LINE

ST. LAWRENCE RIVER

FLOW

EDGE OF WATER LOCATED 10/4/16

54.1±

38.1±

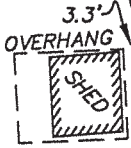
DOCK  
RETAINING WALL  
WOOD WALL  
N 65°02'41" E 49.36'  
(THE DIMENSION ONLY)

PLANTER

DECK

BUILDING

BUILDING CORNER CLEARS BOUNDARY BY 0.4'



LOT 2

ROSS R. DEVENDORF AND BARBARA H. DEVENDORF  
LIBER 1242, PAGE 183  
TAX PARCEL 40.09-1-68

LOT 1

ROGERS INSTRUMENT 2006-00019856  
TAX PARCEL 40.09-1-49.113

TERRY L. CATHERMAN AND MARY C. CATHERMAN  
INSTRUMENT 2004-00019401  
TAX PARCEL 40.09-1-49.114

"MAP OF LAND SURVEYED FOR LYSLE C. & DEBORAH J. RADLEY, TOWN OF CAPE VINCENT, JEFFERSON CO., N.Y.", DATED FEBRUARY 12, 1992, LAST REVISED NOVEMBER 11, 1999, PREPARED BY LAFAVE, WHITE & MCGIVERN, L.S., P.C.

**DEED REFERENCE**

TRACEY E. PADGETT F/K/A TRACEY E. MURRAY AND WOODROW L. ROGERS, JR.  
TO

WOODROW L. ROGERS, JR.  
DEED DATED 10/25/2006  
DEED RECORDED 11/27/2006  
INSTRUMENT 2006-00019856  
TAX PARCEL 40.09-1-49.113

0.3± ACRE

PERTAINING TO LOT 1: TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS IN ANY MANNER TO AND FROM THE PUBLIC HIGHWAY LEADING FROM CAPE VINCENT TO CLAYTON, ALONG THE REAR OF THE PREMISES ABOVE DESCRIBED AND OF OTHER LOTS ON THE SHORE OF THE ST. LAWRENCE RIVER, IN COMMON WITH THE OWNERS OF SUCH OTHER LOTS.

ROSS RAYMOND DEVENDORF AND BARBARA H. DEVENDORF  
LIBER 1310, PAGE 141  
TAX PARCEL 40.09-1-89

LOT D SHOWN ON "PROPOSED LOT SUBDIVISION, BRANDY ROCK FARM", DATED 12/23/1982, PREPARED BY LAFAVE, WHITE & MCGIVERN, FILED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON 7/22/1983 IN MAP BOOK 16, PAGE 3

WARNING - It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person other than a licensed land surveyor to alter this map.

Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared to the extent...

OLD FARM ROAD (PRIVATE)

N 84°30'20" W 24.45'

N 05°29'40" E 15.16'

N 33°17'20" W 24.24'

N 33°17'20" W 10.00'

S 52°58'40" W 10.64'

S 14°45'20" E 54.67'

S 33°17'20" W 40.00'

S 52°58'40" W 10.64'

167.62'

17.80'

54.67'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

17.80'

0.04 ACRE PARCEL INSTRUMENT 2006-00019856

GRASS TRAIL

HIGHWAY BOUNDARY

POINT OF BEGINNING OF DESCRIPTION

CENTERLINE OF PAVEMENT  
MON DRIVE

NEW YORK STATE PLANE  
CENTRAL ZONE (3102)  
NAD83 (2011)