

NOTICE — This APPLICATION must be filed in duplicate within 30 days of the date of the order of the administrative official on which application is based, accompanied by necessary data. (See reverse side of this sheet.)

TOWN OF OLIVE
BOARD OF APPEALS

Owner: Joshua JL Meldrum
Address: 3 Shokan Park Rd
Shokan NY 12481
Signature: [Signature]
Date: 5/31/20 Phone: 928 304-9712
Applicant, if other than owner:
Address:
Phone:

(For Office Use Only)	Date	Initials
Cal. No.		
Application & Fee Rec'd.		
Other Req. Documents/Information Rec'd.		
Hearing Notice Given		
Copy Sent to Town Board and Planning Board		
Planning Board Opinion Rec'd.		
Public Hearing Held		
Decision Notice Sent		
County Planning Board Referral		
Notice to Abutting Property Owners		

Interest of applicant, if other than owner: _____

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF OLIVE: Application is hereby made for:

- () A Variation of Article _____, Section _____ of the Zoning Ordinance.
- () An Interpretation of Article _____, Section _____ of the Zoning Ordinance.
- () An Interpretation of the Zoning Map in the _____. (Describe the general area)
- () Appeal under Section 280(a) of the Town Law.
- () An Appeal from an Order of the Zoning Inspector to correct a Violation of the Zoning Ordinance, Section _____.
- () (Other) _____

and further described as follows (Specify ruling sought):
I would like to install my shed as previously applied. Although close to property line, it will not be visible to my neighbor due to their heavy vegetation

1. Location of Affected Premises
3 Shokan Park Road Shokan NY 12481

(Give street number, name, site distance from cross street)

and shown on the Tax Map (if any) as: Sheet 46.5 Block 4 Lot 27

Zoning District _____

2. Size of Lot: Front _____ Rear _____ Depth _____ Area 0.42

3. Have previous appeals been filed in regard to these premises? NO

(If yes, give calendar number and date, if any)

Cal. No. _____ Date _____

Cal. No. _____ Date _____

Cal. No. _____ Date _____

4. Has court summons been served relative to this matter? NO

5. Have you inquired of the Clerk of the Town of Olive whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? NO

6. ATTACHED HERETO AND MADE A PART OF THIS APPLICATION, I SUBMIT THE FOLLOWING:

(Note— All these papers must be submitted with the application or as required by the Board)

- a. A facsimile copy of decision of order of administrative official on which application is based.
- b. A statement of the grounds on which I base my application with a clear and accurate description of proposed work, if any.
- c. THREE SETS OF DIAGRAMS, including:
 - a block diagram with street numbers and tax block and lot numbers (if any and street frontage, showing the character and occupancy of all property affected, with points of compass and scale indicated. A copy of ground floor plans and elevation of buildings with all necessary measurements. A copy of Zoning Map for location.
- d. A full list of NAMES and ADDRESSES of owners of all property shown on block diagram or all abutting properties, and indicating property owned by Tax Section, Block and Lot numbers (if any.)
- e. Duly acknowledged or signed consents, given by such property owners; affidavits of publication and service of notice by mail, and such other data or information as the Board may deem necessary when specifically asked for by the Board.
- f. Copy of notice to the particular Town office, offices or agency from whose order I have appealed.
- g. A fee in the amount of \$ _____

(Spaces below to be completed by the Notary Public except where otherwise indicated)

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Sworn to before me this 9th day) [Signature]
(Applicant to sign here)
of June, 19 2023

AFFIDAVIT OF OWNERSHIP

State of New York, Joshua Maldrum being duly sworn,
County of Ulster,
deposes and says that he resides at 3 Shokan Park Road & Shokan NY in the Town of
Olive, in the County of Ulster, in the State of New York

and that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Olive, N.Y., aforesaid and known and designated on the Tax Map (if any) as Lot Number 27 in Block 4 on Sheet 46.5 and that he hereby authorizes Joshua Maldrum to make the annexed application in his behalf and that the statements of fact contained in said application including the statements contained in all of the exhibits transmitted herewith are true.

Sworn to before me this 9th day)
of June, 19 2023 [Signature]
(Notary Public)

HUNTER R. KELLY
Notary Public - State of New York
No. 01KE6282902
Qualified in Ulster County
My Commission Expires May 28, 2025



PO Box 180, West Shokan 12494 / Building Department (845) 657-8118, Ext. 18

5/31/2023

Joshua Meldrum
3 Shokan Park Rd
Shokan, NY 12481

RE:3 Shokan Park Rd-Denial Letter for a shed

Dear Mr.Meldrum,

Your zoning permit application for a shed did not meet the required setbacks. You are zoned in a BH1/2Acre, the required setbacks are 50-20-50 feet from the front-sides-rear yard lines and you proposed 13 feet from the rear yard line.

I recommend you to go to the Zoning Board of Appeals for the variance.

Sincerely,

A handwritten signature in cursive that reads "John Ingram".

John Ingram
/Code enforcement Officer/

To Whom it May Concern,

We're seeking permission to place a shed in a location that violates the 50-20-50 "setback requirements" for the following reasons:

- The proposed location is the only level area on our otherwise inclined property
- Our primary dwelling (built in 1958) doesn't meet current "setback requirements"
- The proposed location is far back from the street and mostly obscured by our house and landscaping
- The proposed location is only in violation of the setback requirements on 1 side (see diagram)

Additionally, the property directly abutting the proposed shed location is a business, separated by a thick, wooded patch of wild brush and trees. The proposed placement of the shed would not interfere with views or daily operations.

In short, there is no other place on the property to put a (much needed) shed due to the topography of our yard and the placement of our house.

Thank you,

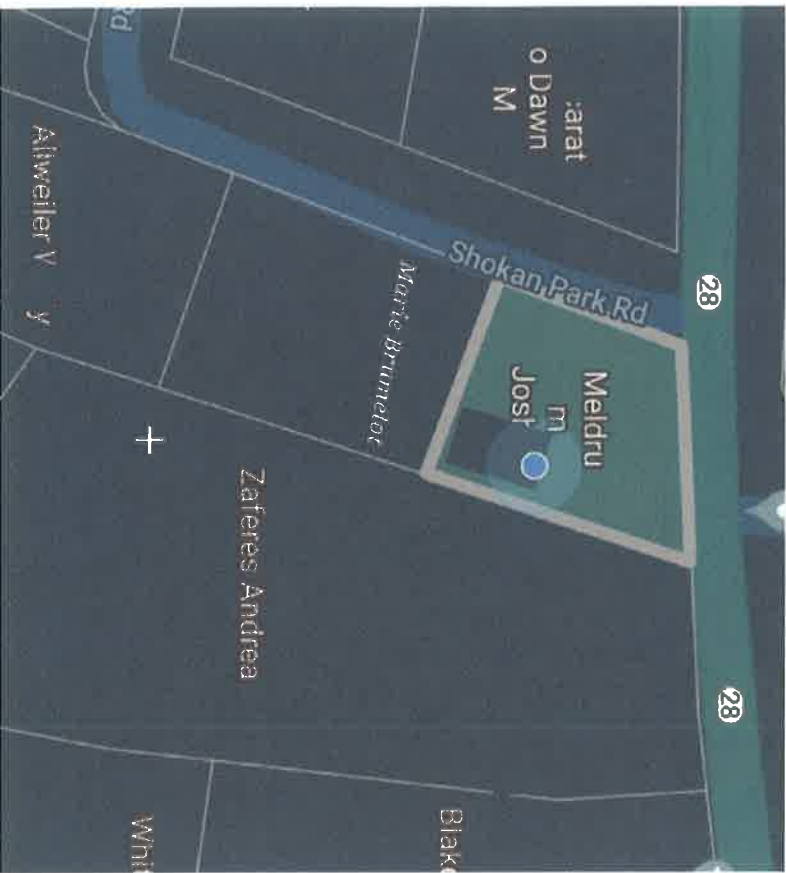
Joshua Meldrum
3 Shokan Park Rd
Shokan NY
12481

FIRE # 2SH1

163.97 x 113.66 ft x 110.38 ft x 164.05

Joshua Moldovan
3 Shokan Park Rd
Shokan NY 12481
978 304 5712





Adjoining Properties:

Andrea Zaferes *

3211 Rt. 28

Shokan, NY

12481

(Parcel #46.5.4.28)

Marie Brumelot

11 Shokan Park Rd

Shokan, NY

12481

(Parcel #46.5.4.26)

*directly abutting shed location