

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles. N.Y. 13152
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Project Narrative

Joe and Marcia Zappia

Project Location: 2629 East Lake Rd, Skaneateles, N.Y. 13152

Tax Map No.: 037.-01-16.0

Village Zoning District: RF

SPACE Architectural Studio project #: 2024-10

Date: 26 February 2024

During the powerful wind storm that happened earlier this year in January a tree fell on their existing garage and severely damaged the roof framing members resulting in requiring a new roof for the whole structure. Rather than constructing a new roof to replace the damaged roof, the Zappias found it an opportunity to gain more storage space for their home by adding a second floor to their existing garage with an exterior stair for access to said created storage space.

Their existing single-story residence does not currently have adequate storage space due to the slope of their property resulting in a large portion of the basement being less than five feet tall. In addition to storage, the Zappias plan to use this space for an additional office/exercise space which would require electrical but no plumbing. This addition is not meant to be living space but mostly additional storage so there is no proposed plumbing or septic work to be done for this addition. We are proposing an exterior stair to access the second-floor space to allow for more space in the existing garage to comfortably park their vehicles.

We believe that this proposal will provide a desirable change to the property as it will increase the curb appeal with the existing garage being located adjacent to the road and will add more interest to the structure as opposed to simply fixing the damaged roof. Additionally, due to the location of the existing garage this addition will not change or interfere with any adjacent properties' sight lines of the lake.

The benefit of additional storage and space for office/exercise could not be achieved other than a floor space variance because of the nonconformity of the existing property and a large portion of the existing basement being unsuitable for adequate storage space from the slope of the property. The lot coverage variance is also necessary to be able to safely access the second floor while also being able to store vehicles in the existing garage without impeding on an interior stair.

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This addition proposes no change in the building footprint and impermeable surface coverage on the lot as the second-floor addition will follow the existing garage footprint and the porch and stair will be permeable. There is a requested area variance for the lot coverage (+/- 6.52%) and floor area (+/- 1.72%) because of this addition however, these requirements are already Pre-Existing Non-Conforming due to changes in the town ordinance over time making the variance look substantial compared to what is required but the change is not substantial compared to the existing nonconformity. If the proposed coverage is compared to the existing conditions these variances being requested are not substantial at all. Lot coverage increases from +/- 26.72% existing to +/- 27.16% proposed which is a change of only +/- 0.44%. Building floor space increases from +/- 10.03% existing to +/- 11.72% proposed which is a change of only +/- 1.69%.

The requested variances are non-substantial and will not have an adverse effect on the adjoining properties or environmental conditions of the neighborhood. The change to the existing garage is small for this lot but will have a big impact for the Zappias to their home.

This difficulty is self-created with the desire for an exterior stair to the second-floor addition however, the Zappias are not proposing a large addition to the footprint of either their home or the garage to gain more storage space and they are not proposing additional living space with plumbing and septic. They simply want to be able to access the second floor without having to use a narrow interior stair and want to comfortably store their cars in the existing garage as they do today.

Thank you for considering our proposal.

DENSITY CONTROL SCHEDULE					
FARMING & FOREST (FF) DISTRICT					
	REGD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REGD. VARIANCE
MINIMUM LOT SIZE	5,000 SF	41,375 SF	-	-	-
MINIMUM LOT WIDTH - STATE ROAD	50 FT	-	-	-	-
MINIMUM FRONT YARD SETBACK - STATE ROAD	75 FT	11.35 FT P.E.N.C.	11.35 FT P.E.N.C.	-	11.35 FT P.E.N.C.
MINIMUM SIDE YARD SETBACK - DR	5 FT	11.35 FT	11.35 FT	-	-
MINIMUM SIDE YARD SETBACK - DR	30 FT	11.35 FT	11.35 FT	-	-
MINIMUM SIDE YARD SETBACK - TOTAL	30 FT	11.35 FT	11.35 FT	-	-
MINIMUM REAR YARD SETBACK - LAKE	100 FT	11.35 FT	11.35 FT	-	-
MINIMUM LOT COVERAGE	30%	11.35 FT P.E.N.C.	11.35 FT	-	-
MINIMUM IMPERVIOUS SURFACE CO. YARD	10%	11.35 FT P.E.N.C.	11.35 FT	-	-
MINIMUM BUILDING FOOTPRINT	5%	11.35 FT P.E.N.C.	11.35 FT	-	-
MINIMUM BUILDING FLOOR SPACE	10%	11.35 FT P.E.N.C.	11.35 FT	-	-
MINIMUM BUILDING HEIGHT	30 FT	11.35 FT	11.35 FT	-	-

INTERMEABLE SURFACE CALCS	
EXISTING	11.35 FT
PROPOSED	11.35 FT
DIFFERENCE	-
REGD. VARIANCE	-

FLOOR SPACE CALCULATIONS	
EXISTING	11.35 FT
PROPOSED	11.35 FT
DIFFERENCE	-
REGD. VARIANCE	-

LOT COVERAGE CALCULATIONS	
EXISTING	11.35 FT
PROPOSED	11.35 FT
DIFFERENCE	-
REGD. VARIANCE	-

FOOTPRINT CALCULATIONS	
EXISTING	11.35 FT
PROPOSED	11.35 FT
DIFFERENCE	-
REGD. VARIANCE	-



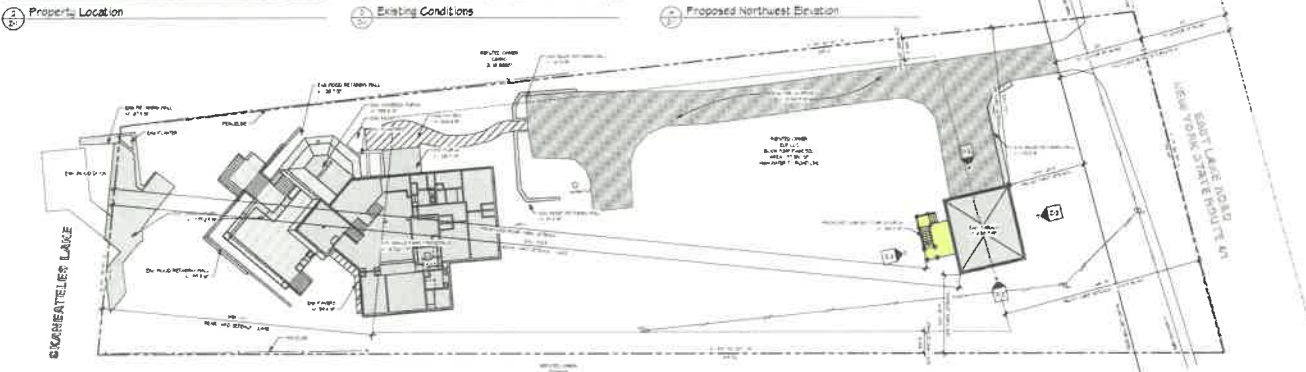
Property Location



Existing Conditions



Proposed Northwest Elevation



Full Site Plan

ZONING SUBMISSION 2.23.2024

PROJECT NAME	2024-13	DATE	02-08-24	DESIGNER	AMERICA	CREATED	Zoning Site Plan	Z-1
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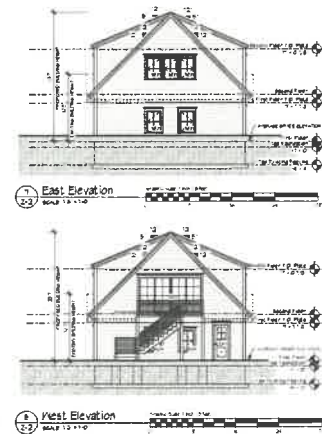
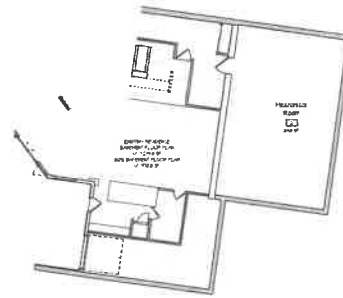
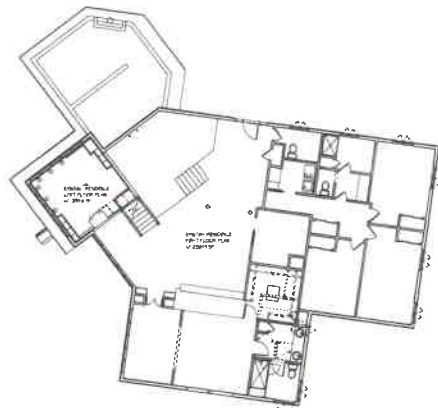
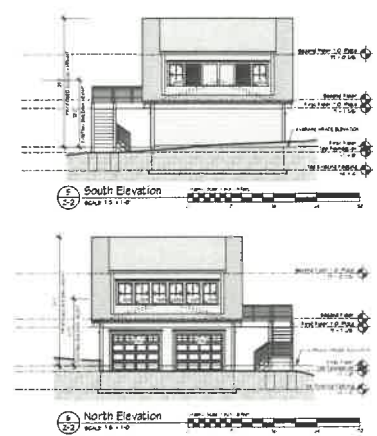
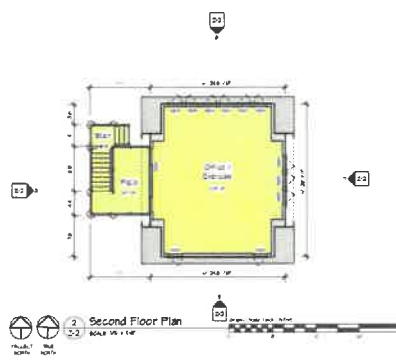
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PROJECT TYPE
Joe & Marcia Zappia
2609 East Lake Rd
Skaneateles, NY 13152

Revisions

Scale

North Arrow



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for
Joe & Marcia Zappia
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REVISIONS



ZONING SUBMISSION 2.23.2024

Zoning - Floor Plans & Elevations

Z-2