



# Plattsburgh, New York

Zoning Board of Appeals  
City Hall  
Plattsburgh, New York 12901  
518-563-7707

CLASS A VARIANCE USE CLASS B VARIANCE AREA X SUP SPECIAL USE PERMIT

Date: 4/14/20 Appeal No.: 2244

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Alina Feller + Bill Ferguson  
 Applicants Address: 33 Leonard Avenue  
Plattsburgh, NY 12901  
 Telephone Number: H) 518-310-1175 C) 518-530-3223  
 Parcel Identification: \_\_\_\_\_  
 Location of request: 33 Leonard Avenue, Plattsburgh  
 Property Owner: Alina Feller + Bill Ferguson  
 Request Description: Build 7.5ft privacy fence  
(6ft fence panels and 1.5ft lattice across top)  
 Zoning District: R1  
 Section Appealed: 360-29-6  
 Previous Appeal: No. None Date: n/a  
 Identify applicants the right to apply for variance:  
 Ownership:  Long term lease: \_\_\_\_\_ Contract to purchase: \_\_\_\_\_  
 Other (Please explain): \_\_\_\_\_

Applications for zoning variances must be accompanied by:

- 1) copies of existing and proposed site plan.
- 1) copies of existing and proposed floor plan.

The ZBA may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact the variance may have on the neighborhood or community.

Alina Feller  
OWNER/APPLICANT

Shelise A Marbut 4/14/20  
NOTARY PUBLIC

**SHELISE A. MARBUT**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01MA6365804  
QUALIFIED IN CLINTON COUNTY  
COMMISSION EXPIRES OCTOBER 16, 2021



APPLICATION FOR BUILDING AND ZONING PERMIT  
CITY OF PLATTSBURGH  
41 CITY HALL, PLATTSBURGH, NY 12901

IT'S THE LAW!  
CALL DIG SAFELY  
NEW YORK 2  
WORKING DAYS  
BEFORE YOU DIG  
1-800-962-7962

Date: 16 June 2020 Building Permit Application: 5059

Application is hereby made to the Building Inspector for the issuance of a Building and Zoning Permit pursuant to the City of Plattsburgh Zoning Ordinance and the NYS Uniform Fire Prevention and Building Code for the construction of buildings, structures, renovations, alterations, and change in use, demolitions, fences, paving and electrical. The applicant or owner agrees to apply with all applicable regulations and all conditions expressed on the back of this application, and will also allow all inspectors to enter the premises for the required inspections.

Note: Read Instructions On Reverse Side. Applicant is responsible for accurate information.

Address of Work Site: 33 Leonard Ave Zoning District: \_\_\_\_\_  
 Land Use: Commercial \_\_\_\_\_ Residential  Type of Project: \_\_\_\_\_  
 Residential two family \_\_\_\_\_ Multi-Residential \_\_\_\_\_ New Construction: \_\_\_\_\_  
 Mixed \_\_\_\_\_ Industrial \_\_\_\_\_ Structural Alterations: \_\_\_\_\_  
 Renovations: \_\_\_\_\_

Description of Project: Privacy fence (7.5 ft) around back + side of yard Accessory Structure: \_\_\_\_\_  
 Electrical \_\_\_\_\_ Plumbing \_\_\_\_\_ Conversion \_\_\_\_\_  
 Demolition \_\_\_\_\_ Fence  Pool \_\_\_\_\_ Deck \_\_\_\_\_

ESTIMATED COST \$ \_\_\_\_\_ FEE \$ 20 Other \_\_\_\_\_  
 Applicant: Aina Feller + Bill Ferruzzi Business Name \_\_\_\_\_

Applicant's Address: 33 Leonard Avenue Telephone: \_\_\_\_\_

Owner's Name: Aina Feller + Bill Ferruzzi Telephone: \_\_\_\_\_  
 Owner's Address: 33 Leonard Avenue, Plattsburgh, NY 12901

Contractor: \_\_\_\_\_ Registration: \_\_\_\_\_

Architect: \_\_\_\_\_ Insurance: \_\_\_\_\_  
 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_  
 Square Feet: \_\_\_\_\_ Foundation Permit Issued: \_\_\_\_\_

[Signature] Signature of Applicant  
[Signature] Signature of Owner or Authorized Agent

ALL ELECTRICAL WORK MUST BE INSPECTED BY AND A CERTIFICATE OF APPROVAL OBTAINED FROM A CERTIFIED ELECTRICAL INSPECTION AGENCY

Historical Site \_\_\_\_\_ Storage Tanks Requiring Excavation: \_\_\_\_\_

UTILITY APPROVAL REQUIRED WHEN APPLICABLE

THIS APPLICATION IS HEREBY APPROVED SUBJECT TO THE BUILDING PERMIT INSPECTION REPORT

DATE \_\_\_\_\_ BUILDING INSPECTOR \_\_\_\_\_  
 NOTES: MLD \_\_\_\_\_ INS \_\_\_\_\_ CONT. REG. \_\_\_\_\_ FEE \_\_\_\_\_ PLANS \_\_\_\_\_ OTHER \_\_\_\_\_

INSTRUCTIONS

THIS APPLICATION IS DESIGNED TO ENCOMPASS ALL ASPECTS AND SCOPE OF PROJECT. IN SOME CASES THE INFORMATION REQUESTED MAY NOT APPLY TO YOUR PROJECT. PLEASE FILL OUT ALL INFORMATION REQUESTED THAT APPLIES TO YOUR REQUEST IN INK.

AT THE DISCRETION OF THE BUILDING INSPECTOR A PLOT PLAN OR SITE PLAN SIGNED AND SEALED BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER MAY BE REQUESTED. IF NOT REQUESTED THAN PLEASE FILL OUT THE SAMPLE PLAN PROVIDED BELOW.

THIS APPLICATION MUST BE ACCOMPANIED BY A COMPLETE SET OF BUILDING PLANS AND JOB SPECIFICATIONS. IF THE PROJECT INCLUDES ELECTRICAL WORK THAN A SECOND SET OF PLANS MUST BE INCLUDED. THIS ELECTRICAL WORK WILL BE REQUIRED TO BE INSPECTED BY AN APPROVED ELECTRICAL INSPECTION SERVICE.

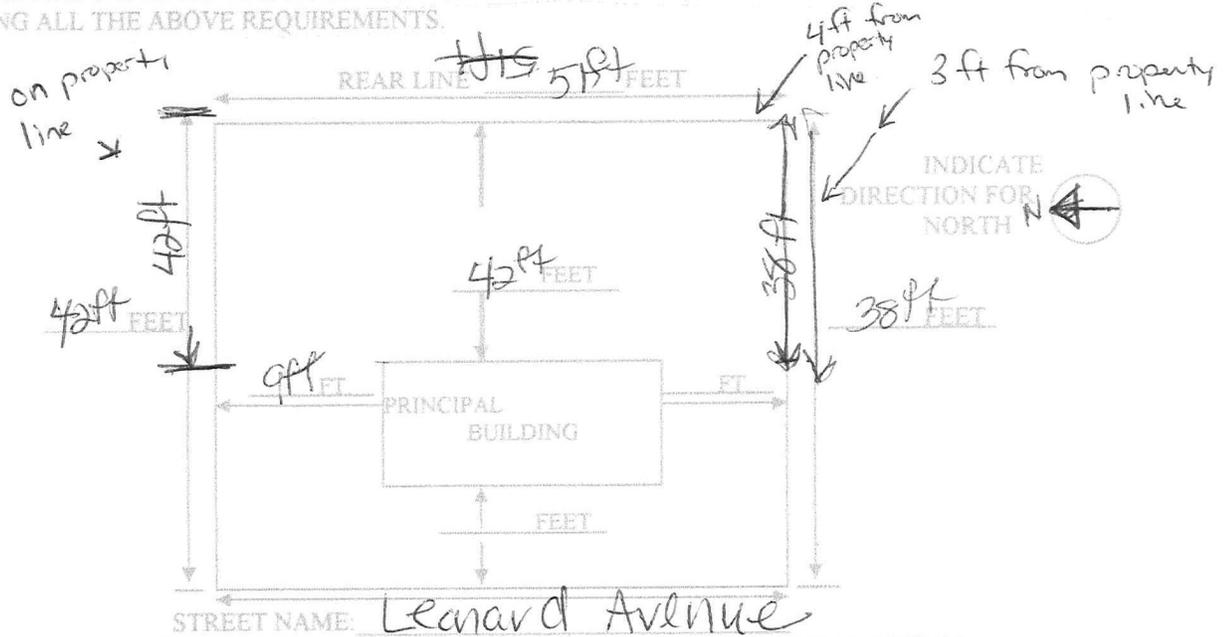
WORK ON THIS APPLIED FOR PROJECT MAY NOT START UNTIL A BUILDING PERMIT HAS BEEN ISSUED UNLESS PERMISSION HAS BEEN GRANTED BY THE BUILDING INSPECTOR.

COST OF THE WORK DESCRIBED IN THE APPLICATION FOR BUILDING PERMIT INCLUDE THE COST OF ALL OF THE CONSTRUCTION AND OTHER WORK DONE IN CONNECTION THEREIN, EXCLUSIVE OF THE COST OF THE LAND. IF FINAL COST EXCEED ESTIMATED COST. THAN AN ADDITIONAL FEE MAY BE REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED

ANY DEVIATION FROM THE SUBMITTED PLANS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE.

PLOT DIAGRAM

LOCATE CLEARLY AND DISTINCTLY. ALL BUILDINGS WHETHER EXISTING OR PROPOSED AND INDICATE ALL SET BACK DIMENSIONS FROM THE PROPERTY LINES, SHOW ALL EASEMENTS AND STREET NAMES AND INDICATE WHETHER INTERIOR OR CORNER LOT, OR SUPPLY AN APPROVED PLOT PLAN SHOWING ALL THE ABOVE REQUIREMENTS.



BUILDING PERMIT EXPIRES 6 MONTHS FROM DATE OF ISSUE UNLESS SUBSTANTIAL ACTUAL CONSTRUCTION HAS COMMENCED. BUILDING PERMIT EXPIRES 2 YEARS FROM DATE OF ISSUANCE





28 Leonard

30 Leonard

32 Leonard

34 Leonard

36 Leonard

38 Leonard

40 Leonard

LEONARD AVENUE

27 Leonard

29 Leonard

31 Leonard

33 Leonard

35 Leonard

59 Prospect

57 Prospect

55 Prospect

53 Prospect

51 Prospect

49 Prospect

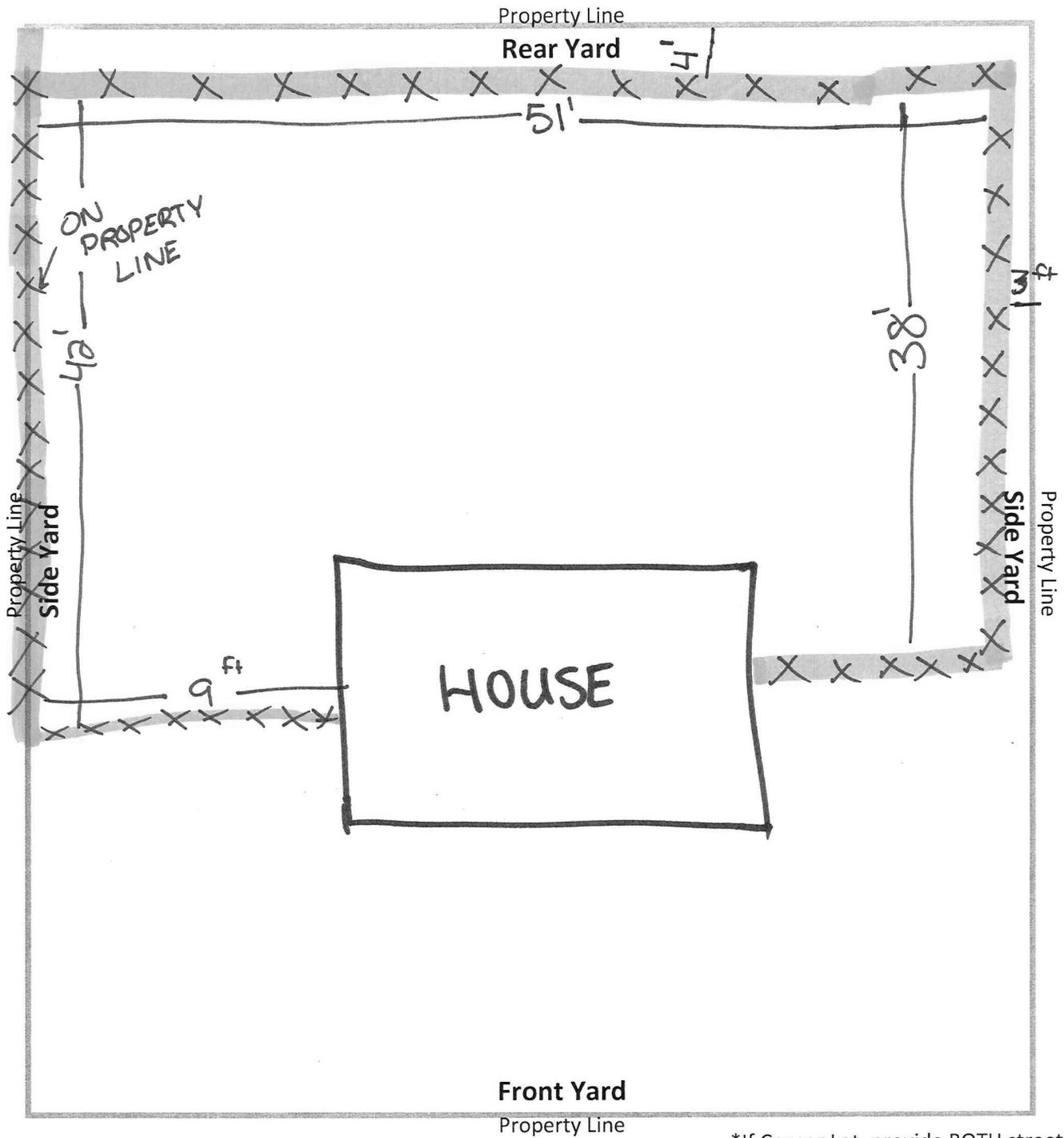
PROSPECT AVENUE

60 Prospect

58 Prospect

54 Prospect

PLOT PLAN (DECK, SHED, FENCE, ETC...)



Street Name: \_\_\_\_\_

\*If Corner Lot, provide BOTH street names\*

Street Name: Leonard