

Variance Request – 2 Beach Road – Erin L. Worsell & Derek R. Osborne

We have filed for a building permit requesting to construct a 12' x 28' rectangular-shaped inground swimming pool on our property.

Our property is located on the corner of Ridge Road (NYS Route 34B) and Beach Road. We have a flag shaped lot with the length running north and south. Beach Road runs along the east side of the lot, with Ridge Road to the south. Our house and garage were built off-center to the shape of the lot as well as Beach Road.

According to Section 270-10 of our code, we would be required to have a 60' set back from the center of Beach Road. We are requesting a reduction of this requirement down to 39' from the northeast corner of the proposed pool, and down to 43' 3" from the southeast corner. Please refer to the included site plan. We are requesting the variance for the following reasons:

1. We would like to locate the pool near our pre-existing garage and concrete patio. Centering the pool on the concrete patio would be more aesthetically pleasing and best tie it into our overall leisure space. Due to traffic noise from Ridge Road, we typically spend most of our time outdoors in the north end of our lot just north of our garage.
2. Our home and garage (built in 1945) do not meet the current 60' set back requirement, making it difficult to keep the design of the pool in line with these structures.
3. Adhering to the 60' set back requirement would result in it being extremely close to the home located to the west side of our property, possibly leading to noise issues for the homeowners. As seen on the survey map, their back deck is only 2.2' from our western property line.
4. A large portion along our western property line (as marked on site plan) is extremely wet and would lead to poor building conditions, requiring us to better center the pool between Beach Road and where this condition begins.
5. Moving construction closer to the northwest property line would require the pool to be too far from our home and garage and may negatively impact the resident(s) to the north.

Thank you for your consideration.