

LEGAL NOTICE

VILLAGE OF ALDEN

NOTICE IS HEREBY GIVEN that an application has been filed by Kelly Van Osch, 1050 Exchange Street, Alden, NY for a variance from the following:

- 1) The drawing provided with the building permit application includes a loft consisting of 197.875 square feet, creating a second story. Section 210-17E(1)(b) of the Code of the Village of Alden limits accessory structures to one story, not to exceed fifteen (15) feet. As provided for in Chapter 210, Zoning, of the Code of the Village of Alden, a story is defined as, “The portion of a building between the surface of a floor and the next floor above or the ceilings next above under a roof, with an area greater than one hundred fifty (150) square feet”.
- 2) The drawing provided with the building permit application includes a fourteen-foot by twelve-foot (14’ x 12’) garage door. Section 210-26C(2)(b) of the Code of the Village of Alden limits private garages with a vehicular entrance to be no more than ten (10) feet in height. Therefore, the proposed garage door height is two (2) feet too high.
- 3) The drawing provided with the building permit application shows the accessory structure to have a total area of 800 square feet. Section 210-26C(2) of the Code of the Village of Alden limits all detached accessory structures to a maximum of 5.0% lot coverage for lots 0 acres to 0.5 acres. After calculating the coverage of the proposed accessory structure against the lot size, the structure is two hundred seventy-three and one half (273.5) square feet over the maximum allowed coverage.

- 4) The drawing provided with the building permit application shows the accessory structure to have a building height of sixteen feet, two inches (16'2"). Section 210-17E(1)(b) of the Code of the Village of Alden limits accessory structures to a maximum height of fifteen (15) feet. Therefore, the proposed building height is one foot, two inches (1'2") too tall.

For the purpose of hearing objections to or comments on the granting of such application, a Public Hearing will be held by the Zoning Board of Appeals at the Village of Alden Municipal Building, 13336 Broadway, Alden, NY on May 19, 2026 at 6:30pm (Prevailing Time).

By Order of
Susan Galbraith, Secretary
Zoning Board of Appeals