

Clint & Michele McClure  
37 Brittany Drive  
West Hurley, NY 12491

Town of Hurley Zoning Board of Appeals  
PO Box 569  
Hurley, New York 12443

February 27, 2024

**RE: Deck Addition @ 37 Brittany Drive**

To whom it may concern,

The attached plot plan details a 125 sf triangular shaped deck addition we are proposing for our existing deck. As proposed it has the following dimensions: deck surface 4'6" above the lawn, 9' out from the pool, 6' parallel to the house right wall and 18' return to the existing deck, adding 6' of addition wrap around the pool edge (all approx). The existing deck serves 3 purposes, (1) egress from the dining room, (2) exterior dining & grill, (3) access to the above ground swimming pool. The deck space at the pool level is very limited, providing just access to one side of the oval pool. The deck addition will provide a small sitting area at the pool level.

The limits of the small property make the location proposed the only reasonable way to provide for this small sitting area. If we were to add on to the deck in the area proposed but stay within the 15' side yard set back we would only add a small amount of additional access to the pool edge but no area large enough for sitting. For this reason, we are proposing to build to about 10' off the property line; we will still leaving enough room on our property for a strip of lawn and the existing planting beds along the fence line. We would be happy to extend and enhance the landscape screening within this planting bed. Because the house is not perpendicular to the property line, the building inspector has recommended we apply for a variance for a 5' set back to avoid a small infringement on a 10' set back.

We appreciate your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clint & Michele McClure', written in a cursive style.

Clint & Michele McClure