

ZONING

435 Attachment 2

Village of Wales

**Figure No. 1  
Is It 50% Yet?**

**Sample Problem:** Let's assume that the owner of a nonconforming house wishes to add a room to the house. If the house had an equalized assessed value of \$60,000, the property owner would be able to make improvements valued at 50% of the present equalized assessed value of the house or \$30,000. The improvement would have to be built to zoning standards. Any further additions or structural alterations could not be allowed unless the entire structure was changed to meet the requirements for a new structure.

Additions and modifications which are permitted are based upon a time period over the life of the structure as shown above. Therefore, if, in the example above, the property owner constructed a thirty-thousand-dollar addition, no further additions could be allowed because the fifty-percent improvement limit had been reached. However, let's assume that the addition was valued at \$12,000 or 20% of the equalized assessed value of the structure (\$60,000). Five years later, the property owner again comes in wishing to add an attached greenhouse. In the meantime, the present equalized assessed value of the house has increased from \$60,000 to \$80,000. The value of the greenhouse is \$8,000. The property owner has now accumulated \$20,000 of modifications, only 25% of the current equalized assessed value.

Finally, three years later, when the equalized assessed value of the house is \$100,000, the property owner again comes in wishing to modify his house to the extent of \$30,000. The cumulative value of the modifications totals \$50,000, or 50% of the equalized assessed value. No further modifications would be allowed until and unless the equalized assessed value increases.

This example is further clarified in the following table:

(Note: The base for calculation is **not** the **original** value of the home at the time the Zoning Code is enacted but is the equalized assessed value of the home at each time the home is modified.)

<b>Year</b>	<b>Equalized Assessed Value of Home</b>	<b>Value of Modification</b>	<b>Cumulative Value</b>
1977	\$60,000	\$12,000	\$12,000
1982	\$80,000	\$8,000	\$20,000
1985	\$100,000	\$30,000	\$50,000