

Planning Department

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Dryden, NY 13053

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### ZONING PERMIT APPLICATION

Date of Application: 10/22/18 Tax Parcel # 23.-1-25.131

Name: Brandy Morehouse

Address: 327 Croton Rd

Phone #: [REDACTED]

Application for a Zoning Permit is HEREBY made to:

- Build  Extend  Convert  Place a Manufactured Home  Other

Project Description: Garage

Project Site: 24 x 24

Project Owner: Brandy Morehouse Estimated Project Cost: \$: \_\_\_\_\_

Project Owner Signature: [Signature]

Land Owner: Brandy Morehouse Is this a Land Contract Sale? NO

Land Owner Signature: [Signature]

Please note this is NOT A CONSTRUCTION PERMIT. After a Zoning Permit has been issued you will then be required to submit all necessary applications for construction and copies of other required agency permits before a Construction Permit will be issued.

Attached is a copy of the ZONING PERMIT REGULATIONS, a sample site plan, a space for you to provide your necessary site plan. More complex projects may require a more detailed site plan. It must contain the requested site plan details as described within this application.

#### Zoning Permit Fees

New construction on improved lands – no fee

New construction on unimproved (vacant) lands - \$25.00

Projects requiring an area/setback variance - \$25.00 + \$165 variance application fee

#### FOR Town Use ONLY:

Zoning Permit Approved: \_\_\_\_\_

Zoning Permit Denied 10/22/18

Under Section(s): 606 Town of Dryden Zoning Law

Signature of Code Enforcement Official: [Signature] Date: 10/22/18

Variance Date: Nov 6, 2018 Hearing Date: Nov 6, 2018 Approved or Denied; \_\_\_\_\_

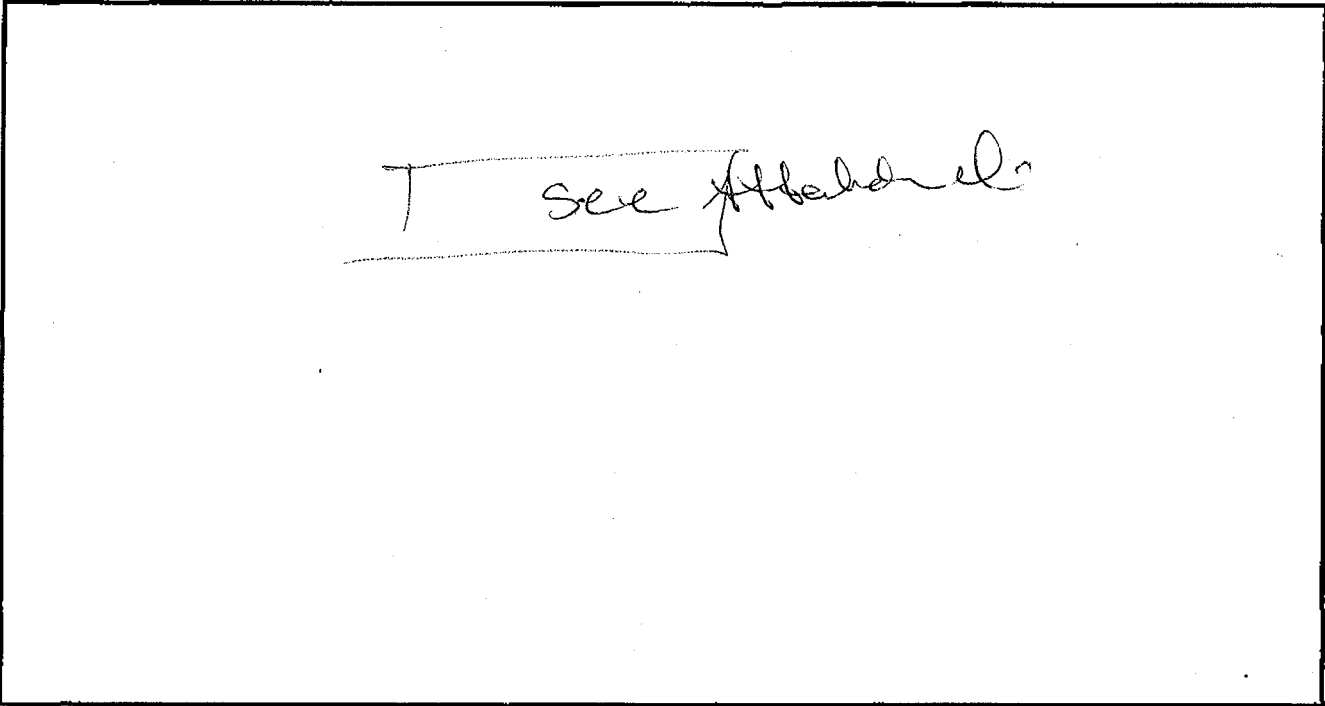
**SITE PLAN which CLEARLY ILLUSTRATES Zoning Compliance**

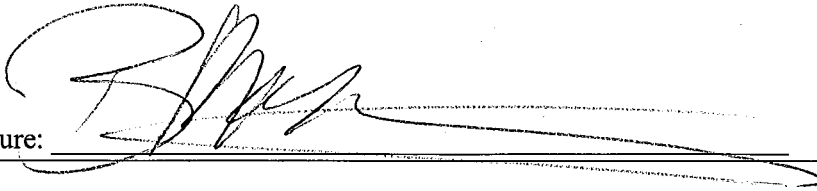
The Space below is provided for the applicant to draw a site plan which will show placement of and type of structure or structures FOR WHICH THIS ZONING PERMIT is being applied for.

The following information SHALL be sufficiently detailed on this SITE PLAN so that the reviewer can verify Zoning Compliance.

- |  |                                      |
|--|--------------------------------------|
| 1) Dimensions of the Lot in feet.      | ) Yard dimensions, set backs.        |
| 2) Names of adjoining property owners  | ) Road Frontage in feet only         |
| 3) Location of Proposed Structures.    | 10) Water Courses, contours          |
| 4) Place all Driveway & Road Cuts.     | 11) Sewer Facilities and Wells       |
| 5) Structure Dimensions & Separation   | 12) Utilities and Utility Easements. |
| 6) Location of all Existing Structures | 13) North Arrow                      |
| 7) Significant Topographical Features  |                                      |

All lots within the Town of Dryden created after September, 1969 SHALL be at least 30,000 Square feet in area and have no less than 125 contiguous feet of Public Road Frontage. Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT, of ENVIRONMENTAL HEALTH.



Applicants Signature: 

AREA VARIANCE REQUEST

Applicant: BRADY Mordhouse

Project: 24' x 24' Garage

It is important that you clearly establish the grounds for relief from the requirements of the Town Zoning Law. NY State Law requires that you demonstrate that the benefit you stand to receive will outweigh any burden to the health, safety and welfare that may be suffered by the community.

The following questions are the same questions the Zoning Board must answer when considering your variance request. In order to avoid any delay in the Board being able to make a decision about your request, your responses to the five questions must accompany your variance request application. The questions may be addressed individually or as a narrative.

A. WILL AN UNDESIRABLE CHANGE BE PRODUCED IN THE CHARACTER NEIGHBORHOOD OR WILL A DETRIMENT TO NEARBY PROPERTIES BE CREATED BY GRANTING OF THE AREA VARIANCE?

NO - home above mine on lot next door has Garage in front of home & no current site is not visible from Rte 38.

B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENEFIT?

NO additional feasible methods without additional ground disturbance & fill further increasing the cost to home owner.

C. IS THE REQUESTED VARIANCE SUBSTANTIAL (Inches vs feet, 5% vs 70%)?

Requested variance is to build a garage structure in front of home which is over 500 ft from road frontage

D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT?

NO adverse effect or impact to current equipment

E. IS THE ALLEGED DIFFICULTY SELF-CREATED?

NO YES - ordinance in Dryden deems a building of garage in front of home based on village ordinance & zoning. Home 1304 is Village of Dryden & is in town of Dryden (Freeville)

APPEAL TO

ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to build a 24' x 24' Garage in  
front of my existing house due to placement of  
Garage in front of home.

At 327 Gorton RD Freeville Dryden, N.Y., as shown on the accompanying Application and/or plans or other supporting documents, for the stated reason that the issuance of such permit would be in violation of

Section or Section (s) C06

of the Town of Dryden Zoning Ordinance

the UNDERSIGNED affirms that the benefit to the undersigned if the variance is granted outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant in that:

reduction in road noise from RTE 38 less  
ground disturbance ? Sill NEEDED

If you have additional supporting details of information, please attach such details to this application and make reference to such attachment.

Applicant Signature: [Signature]

Applicant address: 327 Gorton RD Freeville NY 13068

Phone Number

ate: 1065/18

AREA VARIANCE

**Landowner's Name**

Brandy Morehouse

**Address**

327 Groton Road Freeville NY 13068

***How to find the Parcel ID - Click on the down arrow at the right for directions.***

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You can find the Tax Parcel Number with the following link - <https://geo.tompkins-co.org/html/?viewer=nrmobile> - you may need to enable the parcel layer by clicking on the layer field at the Layers tab at the bottom right hand corner of the screen and clicking the PARCELS checkbox. Then zoom in on the map.



Home Map Tools



Home



Initial View



Full Extent



Bookmarks



Identify



Print

Navigation

Find Data

Layers



I want to...

TCWetlands2012

Operational Layers

Natural Resources

Address

PARCELS

Water Resources

Flood Zones

Trails

All Trails

Contours

Building

Grid - 2ft Contours

Environmental Areas

Unique Natural Areas

Important Bird Areas

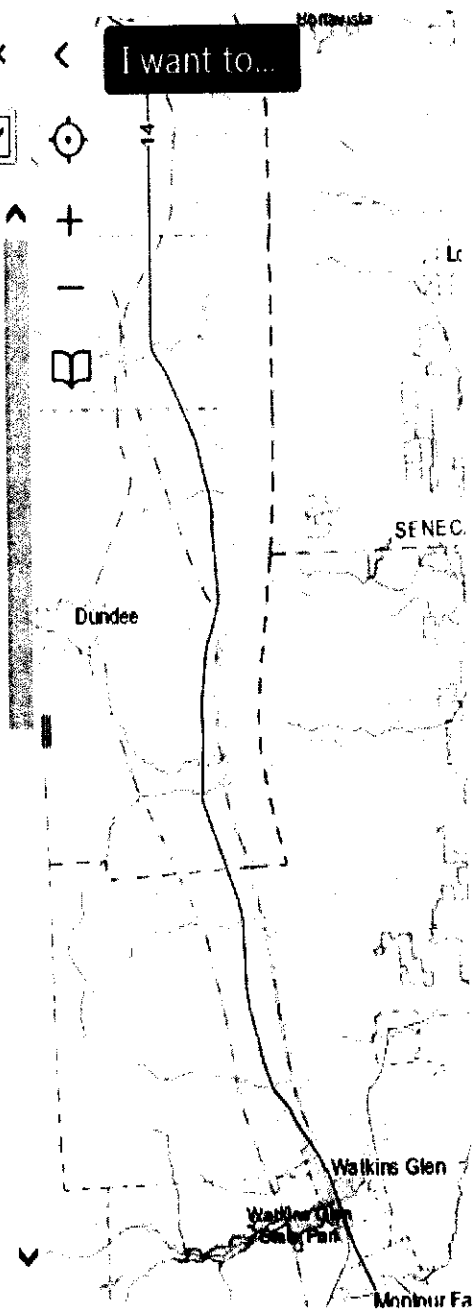
Natural Features Focus...



Home



Layers



WKID: 4326 Lat/Long ▲

Minbur Fa

Lat: 42.494

Lon: 76.628

**Tax Parcel Number**

23.-1-25.131

**Municipality Meeting Date**

11/6/2018

**Meeting Packet Distribution Date**

10/24/2018

**Public Hearing Date**

11/6/2018

**Project Details**

**How does the proposed project qualify for 239 review (check all that apply)?**

Please check which State Law requirement(s) apply to referred action' it is within 500 feet of:

- A municipal boundary;
- The boundary of an existing or proposed County or State park or any other recreation area;
- The right-of-way of any existing or proposed county or state road;
- The existing or proposed right-of-way of any stream or drainage channel owned by the county;
- The existing or proposed boundary of any county/state owned land with public buildings; or
- The boundary of a farm operation located within an agricultural district.

Please submit all materials that your municipality requires for a complete application, including a completed environmental assessment form and any supplemental information that the municipal board will consider in its review, to the Tompkins County Planning Department no later than 30 days prior to the board meeting date. For larger or more complex projects preliminary information, such as sketch plans, may be submitted as early in the review process as possible to allow for preliminary comments on likely County recommendations. Providing this information earlier in the project development process may allow us to provide preliminary comments to municipalities as they complete submission materials

**Please check appropriate box of action being referred (check all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan                       | <input type="checkbox"/> Special Use Permit               |
| <input type="checkbox"/> Use Variance                             | <input type="checkbox"/> Subdivision                      |
| <input checked="" type="checkbox"/> Zoning Ordinance or Local Law | <input type="checkbox"/> Site Plan                        |
| <input type="checkbox"/> Area Variance/Sign Variance              | <input type="checkbox"/> Other authorization or local law |

**Additional Information:**

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**Is site currently served by public water?**

Yes  No

**Is site currently served by public sewer?**

Yes  No

**# of Proposed Housing Units?**

0

**# of Proposed Parking Spaces?**

0 - garage will be adjacent to existing drive and parking area

**Amount of Proposed Building Square Footage?**

576

**Is any of the proposal located within the 100-yr floodplain?**

Yes  No

**Is any of the proposal located within 100' of an intermittent or perennial stream or wetland?**

Yes  No

**Is any of the proposal within a Unique Natural Area (UNA)?**

Yes  No

The Tompkins County Natural Resource Inventory - <https://geo.tompkins-co.org/html/?viewer=nrmobile> - can assist with identifying UNAs and other natural features on the property.

## **Additional Project Notes**

### **Additional Notes on Proposed Project**

Property is in UNA -048 (Peruton Swamp and Fens). Proposed garage will be located outside the UNA and approximately 1000 feet from Owasco Inlet.

Please use this section to upload any additional documentation.

### **Please upload full application materials here**

327 Groton Rd variance request.pdf	192.58KB
327 Groton Rd Survey.pdf	100.28KB
November 2018.docx	341.43KB



