

APPEAL TO

ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)

Having been denied permission to Construct a 720th garage in
the front yard, 37' from ROW where 50' is
required

At _____ 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) 600 Am & Bnk (Rural Res) Article III, Definitions
USE Accessory
of the Town of Dryden Zoning Ordinance

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

see Attachment

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: 540 Bone Plain Rd.
Freeville, NY 13068
Phone Number: 607-275-1626 Date: 7/24/19

AREA VARIANCE

AREA VARIANCE REQUEST

Applicant: Timothy Sears Project: 540 Bone Plain Rd. Freerville
garage - 2 car

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 OF THE BY GRANTING OF THE AREA VARIANCE? No, the purpose is to place cars out of the weather and prevent vandalism. Garage will have the same color siding to blend in with rest of the house.

B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENEFIT? Yes, due to placement of underground wires and overhead wires that is on the right side of the house. On the east boundary line between 540 and 530 does not allow for a building of any size.

C. IS THE REQUESTED VARIANCE SUBSTANTIAL (Inches vs feet, 5% vs 70%)? Not Really
16ft out of 50ft

D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? No, the garage will replace an old awning and ~~wood~~ concrete walkway.

awning 12x30 w/ concrete
walkway 4x24 to the drive way

E. IS THE ALLEGED DIFFICULTY SELF-CREATED? No, underground, and overhead wires as well as east property line prohibit any other placement.

