

APPEAL TO

ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to erect a ground mounted solar array 50 feet from the highway.

At 1950 SLATERVILLE RD. 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) Section 1312-E-1

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:

Moving the solar panels from the roof of the residence to its desired position in the front yard will provide addquate irradiance so that the PV system can continue to operate normally. It will also allow the home owner to more easily maintain their roof and the PV system itself.

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

Applicant Signature: \_\_\_\_\_

*A M Lehman*

Applicant address: 300 North St, Endicott, NY 13760

Phone Number: 607-785-6499 Date: 7/29/2019

AREA VARIANCE

AREA VARIANCE REQUEST

Applicant: Alex Lehman

Project: Ashleigh Imus PV Relocation

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? The solar PV system is already visible from the road. Additionally, the system is small, only taking up less than 350 square feet. Installation of the array will be very quick because the ground mount is no more complicated than a fence. Therefore moving the array closer to the road should not effect the neighborhood.
- B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENEFIT? Moving the array backwards 50 feet would put it too close to tall trees and cause shading. This would result in a loss in productivity for the owner. The owner also plans on putting a garden in that location. Moving the array into the middle of the yard would directly obstruct the house and would interrupt the view of the lawn and road from the house. This would likely negatively effect the value of the property.
- C. IS THE REQUESTED VARIANCE SUBSTANTIAL (inches vs feet, 5% vs 70%)? Yes, the array would be half the normal distance allowed from the highway. 50ft instead of 100ft
- D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? No, this project is extremely simple and very small. It should have no more impact than installing a short chain-link fence with the exception that it will look much nicer.
- E. IS THE ALLEGED DIFFICULTY SELF-CREATED? No