

Planning Department

93 East Main Street  
Dryden, NY 13053

T 607 844-8888 ext. 216  
F 607 844-8008  
joy@dryden.ny.us

http://dryden.ny.us/planning-department

### ZONING PERMIT APPLICATION

Date of Application: 9/18/19 Tax Parcel # 22.-1-27.31  
Name: Pete Parks  
Address: 717 North wood rd  
Freeville NY 13068  
Phone #: ~~607 844-8008~~

Application for a Zoning Permit is HEREBY made to:

Build  Extend  Convert  Place a Manufactured Home  Other

Project Description: Garage / car port  
Project Site: 717 North wood rd, Freeville NY 13068  
Project Owner: Pete Parks Estimated Project Cost: \$: \_\_\_\_\_  
Project Owner Signature: [Signature]  
Land Owner: Pete Parks Is this a Land Contract Sale? NO  
Land Owner Signature: [Signature]

Please note this is NOT A CONSTRUCTION PERMIT. After a Zoning Permit is issued you will then be required to submit all necessary applications for a Building Permit 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. 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 - \$25.00

Projects requiring a variance - \$25.00 + \$165 variance application fee

<b>FOR Town Use ONLY:</b>	
Zoning Permit Approved: _____	Zoning Permit Denied _____
Under Section(s): _____ Town of Dryden Zoning Law	
Signature of Code Enforcement Official: _____	Date: _____
Variance Date: _____	Hearing Date: _____ Approved or Denied; _____



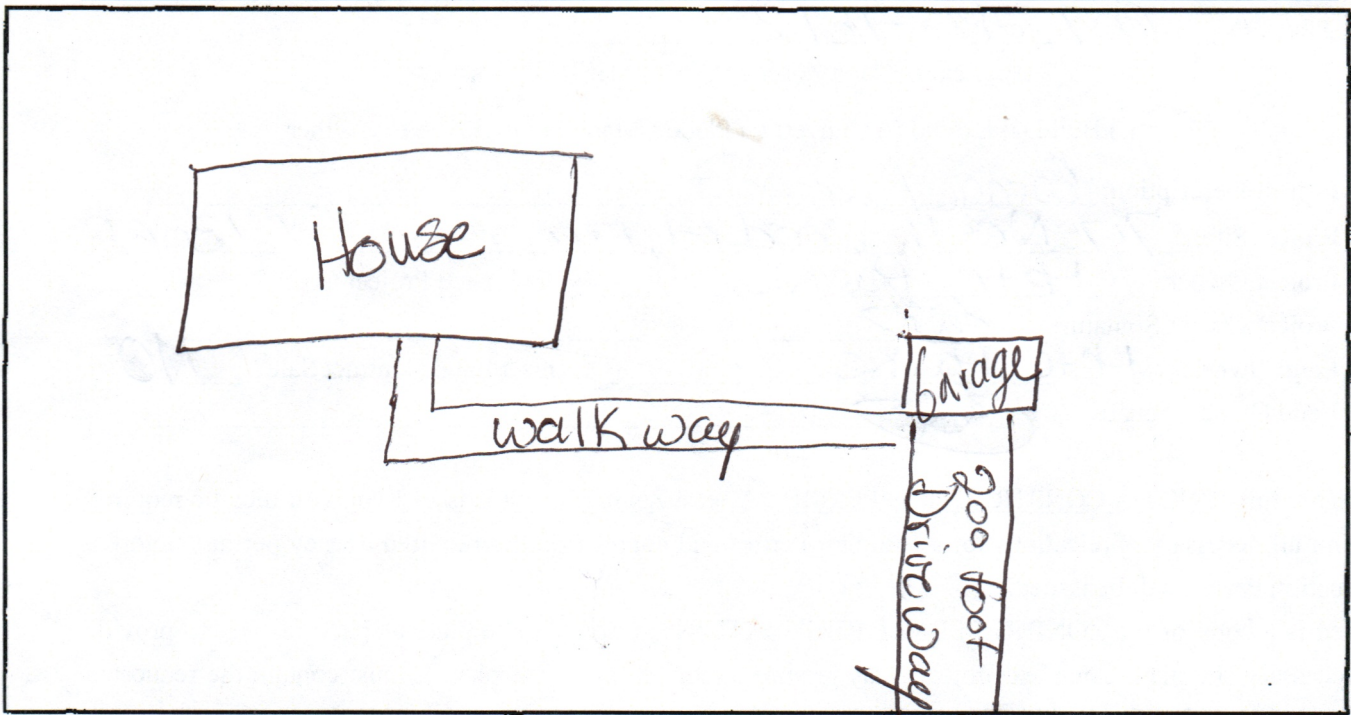
**SITE PLAN which CLEARLY ILLUSTRATES Zoning Compliance**

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

Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT of ENVIRONMENTAL HEALTH.





AREA VARIANCE REQUEST

Applicant: Pete Parks Project: Garage / car port

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? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. IS THE ALLEGED DIFFICULTY SELF-CREATED? \_\_\_\_\_

\_\_\_\_\_



APPEAL TO

ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to Place Carport / Garage  
On Property of 717 North Wood rd  
Freeville NY

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) \_\_\_\_\_

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:

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: 717 North Wood rd.  
Freeville NY 13068

Phone Number: [Redacted] Date: 9/18/19



AREA VARIANCE



Pete Park's request for variance  
for Carport / metal Garage

A No, the Carport / metal Garage will  
be set far back from the road  
+ 200 feet, It will be used to store  
21 foot bass boat and various outdoor  
equipment. Things that are currently  
out in the open on the property. This  
will help keep the property tidy



B. The building (carport/garage) needs to be placed at the end of our 200 feet long driveway instead of next to or behind the house, which will provide access to drive and place the boat and lawn tractor. The house is <sup>on</sup> elevated ground to protect from sitting water and drainage. Placing the garage next to the house is not feasible for it would collect water drainage causing damage to it and contents inside. The right back corner of the garage would be diagonally in front of the front right corner of the house, which would not obstruct the ~~view~~ view of the house from the road.



D. No. The garage would be placed far back from the road. It would be used for storage of boat and other things that are currently stored outside. This would assist in keeping the property clean and tidy.

E. No, Due to development of the property in a way to prevent drainage water damage the house had to be on graded elevation. Causing the house to be set on higher ground and off to the side of the 200 foot driveway. This is the only area that the garage can be placed to store things and 21 foot boat.