

Planning Department

93 East Main Street
Dryden, NY 13053

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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 #: [REDACTED]

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

FOR Town Use ONLY:

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: _____



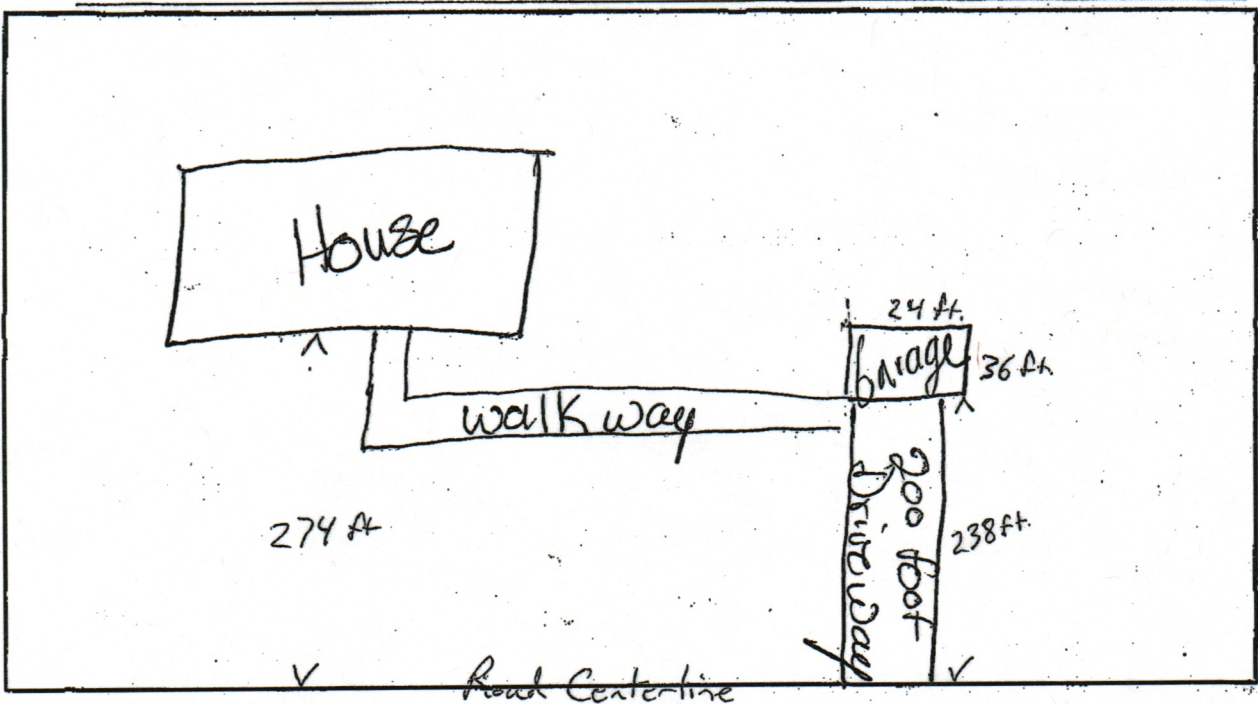
SITE PLAN which CLEARLY ILLUSTRATES Zoning Compliance

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.

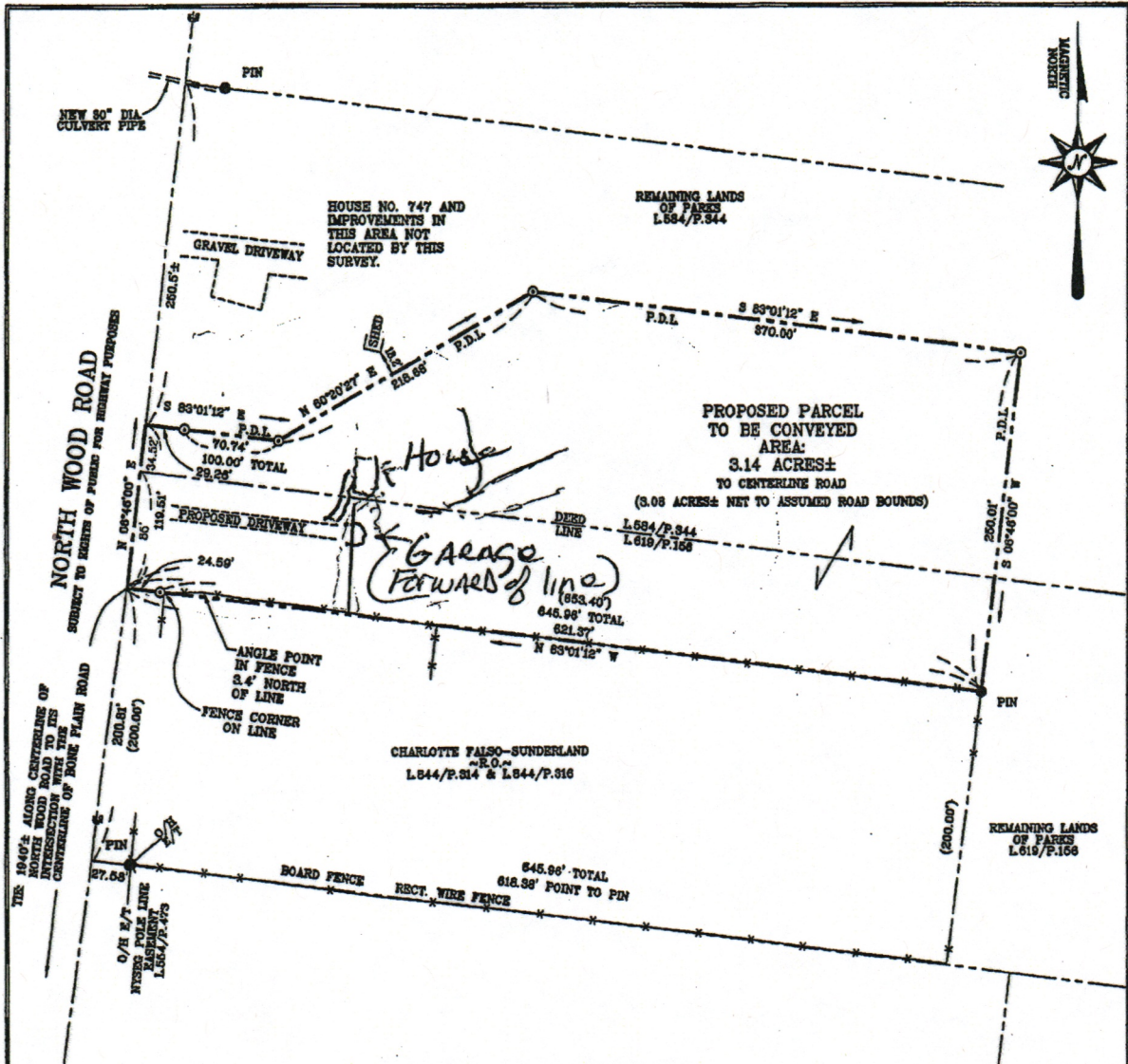
- 1) Dimensions of the Lot in feet.
- 2) Names of adjoining property owners
- 3) Location of Proposed Structures.
- 4) Place all Driveway & Road Cuts.
- 5) Structure Dimensions & Separation
- 6) Location of all Existing Structures
- 7) Significant Topographical Features
- 8) Yard dimensions, set backs.
- 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.



dimensions are from
Pete Parks via
telephone 9-26-19

Ray Bunge



SURVEY MAP
SHOWING A PORTION OF
LANDS OF
ARLINE M. PARKS
MILITARY LOT 4
TOWN OF DRYDEN ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
 PART OF TAX MAP NO. 22-1-27.3
 PART OF REFERENCE DEEDS: L.684/P.344 & L.619/P.166

LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- ⊙ SET 3/4" REBAR AND SURVEY CAP
- ⊘ UTILITY POLE
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE
- (R.M) RECORD DISTANCE, MEASURED DISTANCE
- O/H OVERHEAD UTILITIES
- FENCE
- P.D.L. PROPOSED DIVISION LINE
- C. PRESENT CENTERLINE OF PAVEMENT

This document complies with the Town of Dryden Subdivision Law as of: 7-11-16
[Signature]
 Town of Dryden Planning Department

* REFERENCE MAP:
 "MAP SHOWING LANDS OF ELBERT E. & ARLINE M. PARKS..."
 MADE BY MILTON A. GREENE, P.L.S., DATED MAY 14, 1986.

NOTE: ABSTRACT OF TITLE EXAMINED LAST DATED AUG. 13, 1986. PREMISES SURVEYED ARE SUBJECT TO ANY EASEMENTS, RIGHTS AND/OR RESTRICTIONS OF RECORD THAT AN UP TO DATE SEARCH MAY REVEAL.

REAGAN LAND SURVEYING
 P.O. Box 1124
 Dryden, New York 13053
 Phone/Fax (507) 644-8887

NOTE: Any revisions to this map must comply with section 7206, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

Date Surveyed: 6/2016 Drawn By: A. PUZO Scale: 1"=80' Job No.: 16-141

I hereby certify to: ARLINE M. PARKS; PETER PARKS;

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

Signed: *[Signature]* Dated: JUNE 24, 2016

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AREA VARIANCE REQUEST

Applicant: Deke 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 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

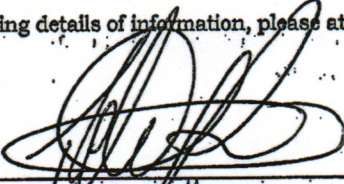
At _____ Dryden, N.Y. as shown on the accompanying Application and/or plans
or other supporting documents, for the stated reason that the issuance of such permit would be in violation
of

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 detri-
ment 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: 

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 drive way instead of next to or behind the house, which will provide access to drive and place the boat and lawn tractor. The house is ^{on} 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 ~~garage~~ 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.