

APPEAL TO

4 Redwood Lane  
ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to Place a 12' x 20'  
Quaker style shed in front yard.

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 Area and bulk table  
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:

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

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

Applicant Signature: William Janet O'Hann

Applicant address: ~~6000~~ 6173 WATERLOO RD,  
SAMBSVILLE, NY 13078

Phone Number: 315-769-6516 Date: OCT 2, 2020

AREA VARIANCE

AREA VARIANCE REQUEST

Applicant: WILLIAM F. HAMM Project: 12'x20' (240 SF) STORAGE SHED  
Date: OCT 2, 2020 Address: 4 REDWOOD LANE ITHACA, NY 14850

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. Respond to the questions in order to establish the grounds for relief. Respond to each question individually or prepare a brief narrative that addresses each of the questions.

- 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 STORAGE SHED WILL BE LOCATED ± 78 FEET SET BACK FROM THE STREET LINE AND ITS COLOR SIMILAR TO THE HOUSE. NEARBY TREES WILL HELP BLENDE IN THE SHED TO THE ENVIRONMENT.
- 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. THE PROPERTY HAS MANY TREES AND AND THE STEEP TOPOGRAPHY DISALLOWS ACCESS TO THE OTHER PROPERTY THERE IS ALSO A SEPTIC LEACH AREA. THE HOUSE IS A RAISED RANCH AND HAS ONLY A 1 CAR GARAGE THAT CANT BE EXPANDED.
- C. IS THE REQUESTED VARIANCE SUBSTANTIAL? NO. IT IS PRE MANUFACTURED AND WILL BE PLACED ON A BED OF CRUSHER RUN STONE
- D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? NO. THE STORAGE SHED WILL SIT ON ~~THE~~ COMPACTED CRUSHED STONE THAT IS AN EXTENSION OF THE EXISTING STONE DRIVEWAY. IT WILL BE WELL DRAINED
- E. IS THE ALLEGED DIFFICULTY SELF-CREATED? NO. THE PROPERTY LACKS STORAGE SPACE AND MATERIALS ARE CURRENTLY STORED OUTSIDE UNDER TARPS. THE STORAGE SHED WILL IMPROVE TO NEIGHBORHOOD AESTHETICS.