

APPEAL TO

ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)

Having been denied permission to subdivide the parcel at 00 Whitted Road
Tax Map No. 6B-1-7.62

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) 270-6.1

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:

Please see attached

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

Applicant Signature:  - Arthur Rawlings
Applicant address: 350 Hord Rd.
Ithaca NY 14850

Phone Number:  Date: 8-23-22

Arthur Rawlings

August 22, 2022

350 Hurd Road

Ithaca, NY 14850

00 Whitted Road Subdivision Area Variance Information

3. Area variances. (a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined herein. (b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider; (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

1: Will an undesirable change be produced in the character of the neighborhood?

To the contrary, my position is that adding a second home lot near the road helps to deliver on the intent of creating a neighborhood residential district...namely more homes in a rural setting with smaller frontage requirements than in other zones. The home lot needing the variance will be the largest of the lots at approximately 3.8 acres. This proposed home lot is similar to two other homes on this dead end street in that they have long driveways with little/no visibility of the home from the road.

2. Can the benefit of the variance be achieved by some other method?

In my opinion it cannot.

3. Is the area variance substantial?

It is not substantial. I am looking only for relief of the 150 foot frontage requirement to approx.. 100 feet on the 3.8 acre lot. The other two (1 acre) lots would be fully compliant in the Neighborhood Residential zone.

4. Will there be any adverse effects on the environment or neighborhood/district?

In my opinion, no.

5. Was this difficulty self-created?

Yes, however I believe approval of this request would benefit both myself and the town.