

AREA VARIANCE REQUEST

Applicant: Mary J Witman Project: 12x16 ^{Pre-Built} Shed in front yard
Date: 4/20/2023 Address: 6 Scout Ln, Freeville NY 13068

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 property~~ The lots in the neighborhood are quite large. I have attached a document that ~~show~~ is signed by 3 of my neighbors (one across the street, one next door and one that has a view of our property) agreeing that they have no objections and that placing of the shed won't change the character or be a detriment to 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 BENNEFIT? No. Both side yards slope down. The rear yard is wet around the edges and the leach field and septic are located in the back yard. At times there are signs of a stream running through the back yard. → YES
- C. IS THE REQUESTED VARIANCE SUBSTANTIAL? No. It's only 10 ft from the side yard, and 39 ft from the edge of the ~~rea~~ pavement on the road. No ditch on the property
- D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? No. We are on a dead end street. If someone builds next to us there are trees that will obscure the view of the shed. There are no environmental conditions that we are aware of.
- E. IS THE ALLEGED DIFFICULTY SELF-CREATED? No. It is due to the conditions of the property eg. side yards, slope down, etc. septic, leach field & wet area in back yard.

Our neighbors, Dave and MJ Witman at 6 Scout Lane, Freeville NY are planning to place a pre-built shed on the West side of their driveway where the location is considered to be their front yard. We have no objections to the placement of this shed in this location and do not believe it will change the character or be a detriment to the neighborhood.

Name: Lindsey Girodo / Brad Girodo

Address: 29 Scenic Way Freeville, NY 13068

Signature: Lindsey Girodo / Brad Girodo

Name: Brenda Tyle

Address: 22 Scenic Way Freeville NY 13068

Signature: Brenda Tyle / Ken Tyle

Name: Elodie Smith / Ken Smith

Address: 10 Scout Lane Freeville NY 13068

Signature: Elodie Smith