

\$ 190

12-5-23 mtg



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>

Area Variance ZONING PERMIT APPLICATION

Date of Application: 11-1-2023 Tax Parcel # 44-1-17

Name: Kelby Riemer

Address: 1648 Dryden 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: Front and side porch

Project Site: 1648 Dryden Rd

Project Owner: Kelby Riemer Estimated Project Cost: \$: 3,000

Project Owner Signature: Kelby T. Riemer

Land Owner: Kelby Riemer Is this a Land Contract Sale? NO

Land Owner Signature: Kelby T. Riemer

Please note this is NOT A CONSTRUCTION PERMIT. After a Zoning Permit has been issued you will then be required to submit all necessary applications for construction 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. More 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 on improved lands – no fee

New construction on unimproved (vacant) lands - \$25.00

Projects requiring an area/setback 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; setbacks
- 9) Road frontage in feet only
- 10) Water courses, contours
- 11) Sewer facilities and wells
- 12) Utilities and utility easements
- 13) North arrow

All lots within the Town of Dryden created after September 1969 SHALL be at least 30,000 Square feet in area and have no less than 125 contiguous feet of Public Road Frontage. Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT, of ENVIRONMENTAL HEALTH.

1. Dimensions of lot (Image A)

2. Names of adjoining property
North East - Mick Belasard
West - unknown

3. Location of proposed structures
8'x18' porch front of house south west side
6'x8' porch west side of house

4. Place driveway see Image A & B

5. 6'x8' porch 430' from property edge
8'x18' porch 39' from property edge

6. Existing structure see Image A & B

7 see Image B

10 see Image
11 Sewer and well see Image
12 Utilities on Image
13 North arrow on Image

Attached is a sample site plan which would be acceptable if submitted. If there are questions, or compliance is not possible, please call 607-844-8888 X 216 as necessary 8:00 AM till 4:30 PM Monday through Friday.

Applicants Signature: _____

APPEAL TO

**ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)**

Having been denied permission to Build porch in the front
of the house and west side porch

At 1648 Dryden Rd 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:

See attached document

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

Applicant Signature: Jeff T. Brown

Applicant address: 1121 Taughamack Blvd
ITHACA NY 14850

Phone Number: [REDACTED] Date: 11-1-2023

Applicant: _____

Date: _____

A. IN CONSIDERING WHETHER AN UNDESIRABLE CHANGE WOULD BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD OR DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY GRANTING OF THE AREA VARIANCE THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

B. IN CONSIDERING WHETHER THE BENEFITS SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME OTHER METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

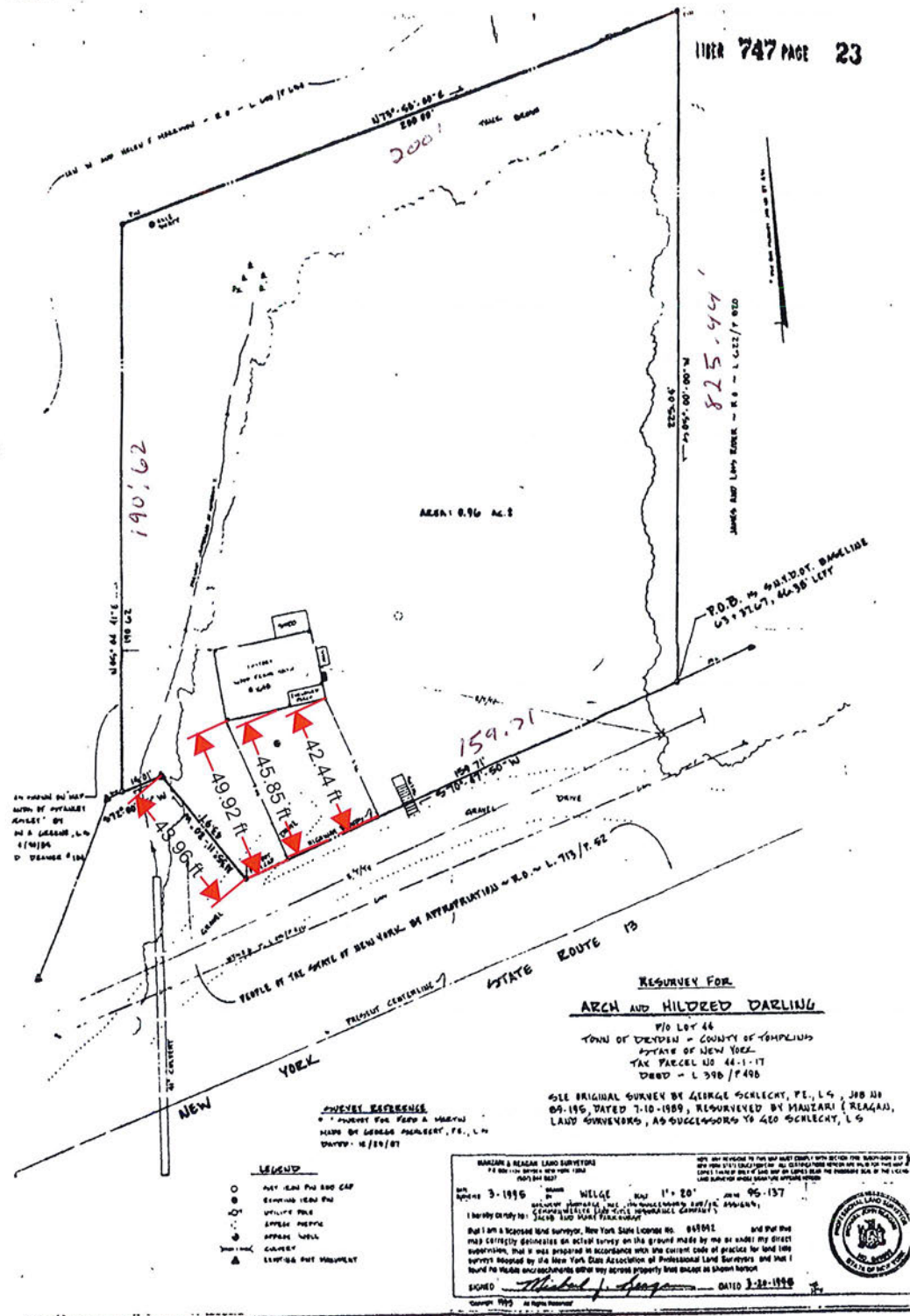
C. IN CONSIDERING WHETHER THE REQUESTED AREA VARIANCE IS SUBSTANTIAL. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

D. IN CONSIDERING WHETHER THE PROPOSED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

E. IN CONSIDERING WHETHER THE ALLEGED DIFFICULTY WAS SELF-CREATED. THE ZONING BOARD OF APPEALS FINDS AS FOLLOWS:

- New proposed structure will be 62' from the edge of Dryden rd
- The house currently sits very low in a valley, out of sight of anyone driving by on Dryden rd.
- The new proposed structures will have no effect on the environment or the adjoining neighboring properties
- There is a existing sliding glass door in the front of the house where the proposed 8'x18'porch will be. We are just trying to give the house curb appeal from the road view.
- On the East side of the house there is currently a existing porch that needs replacement. We would just like to make the new porch a 2' wider.

A



AREA: 0.96 AC.

825.44
JAMES EARL LAY, ENGINEER - R.S. - L. 622 / P. 620

T.O.B. N. 49° 13' 00" E. S. 60.00' L. 62.22' P. 620

159.71

PEOPLE OF THE STATE OF NEW YORK, BY APPROPRIATION - R.S. - L. 715 / P. 62

STATE ROUTE 13

NEW YORK

REQUENY FOR ARCH AND HILDRED DARLING

P/O LOT 44
TOWN OF DUNDEN - COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX PARCEL NO 44-1-17
DEED - L 396 / P 498

SEE ORIGINAL SURVEY BY GEORGE SCHLECHT, P.E., L.S., JOB NO 09-195, DATED 7-10-1989, REQUIREYED BY MAZZARI (REAGAN), LAND SURVEYORS, AS SUCCESSORS TO GEO SCHLECHT, L.S.

COURTESY REFERENCE
SURVEY FOR P/O LOT 44
MADE BY GEORGE SCHLECHT, P.E., L.S.
DUNDEN - 10/20/89

- LEGEND**
- PLY. GUM PIN AND CAP
 - BOUNDARY MARK AND
 - UTILITY POLE
 - APPROX. PEOPLE
 - APPROX. WELLS
 - CURVED
 - △ LINDING POST MARKMENT

MAZZARI & REAGAN LAND SURVEYORS
74 00' 100' AVENUE NEW YORK 10002
(212) 241 8817

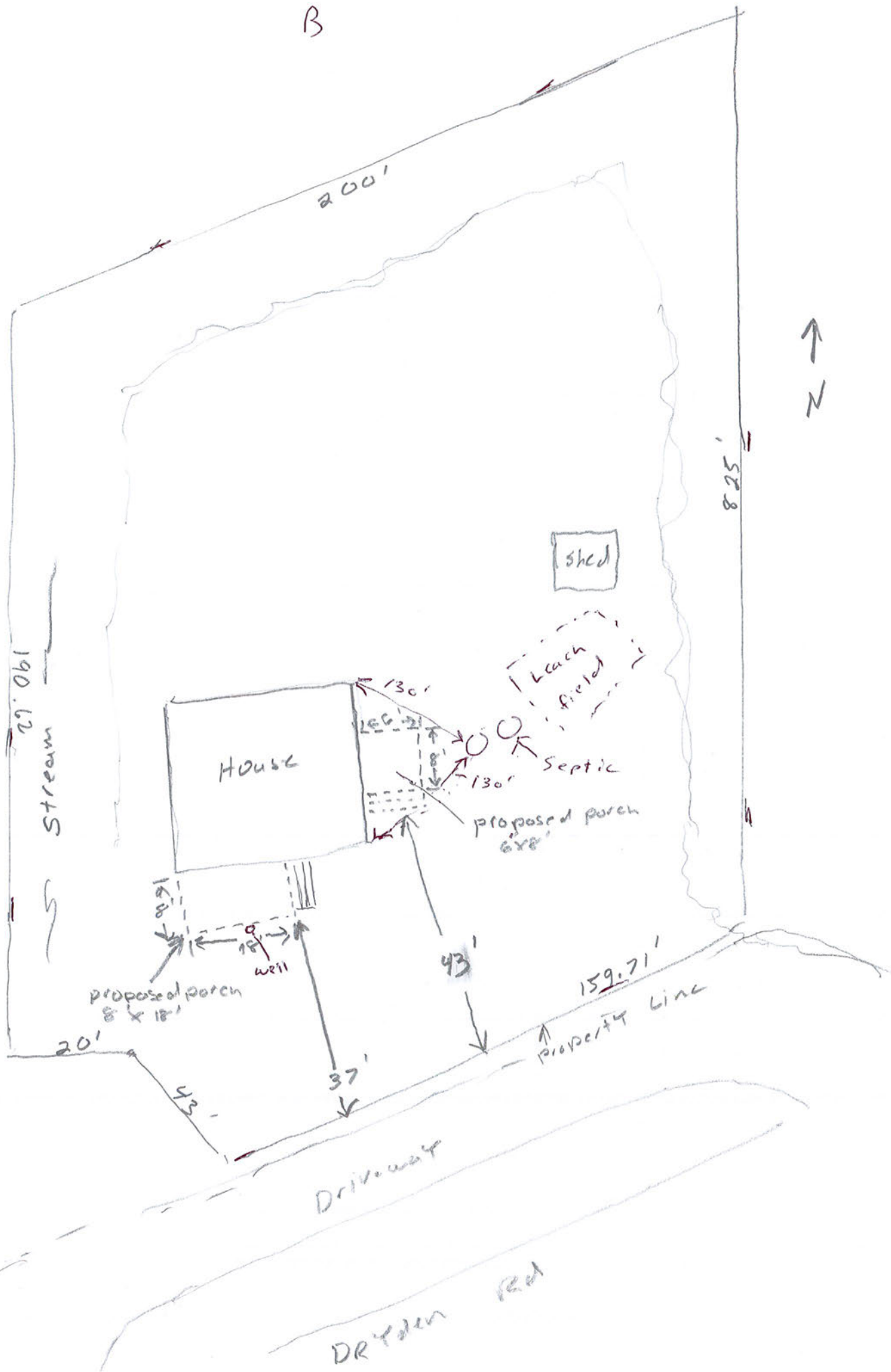
DATE: 3-28-1995
BY: WELGE
SCALE: 1" = 20'
JOB NO: 95-157

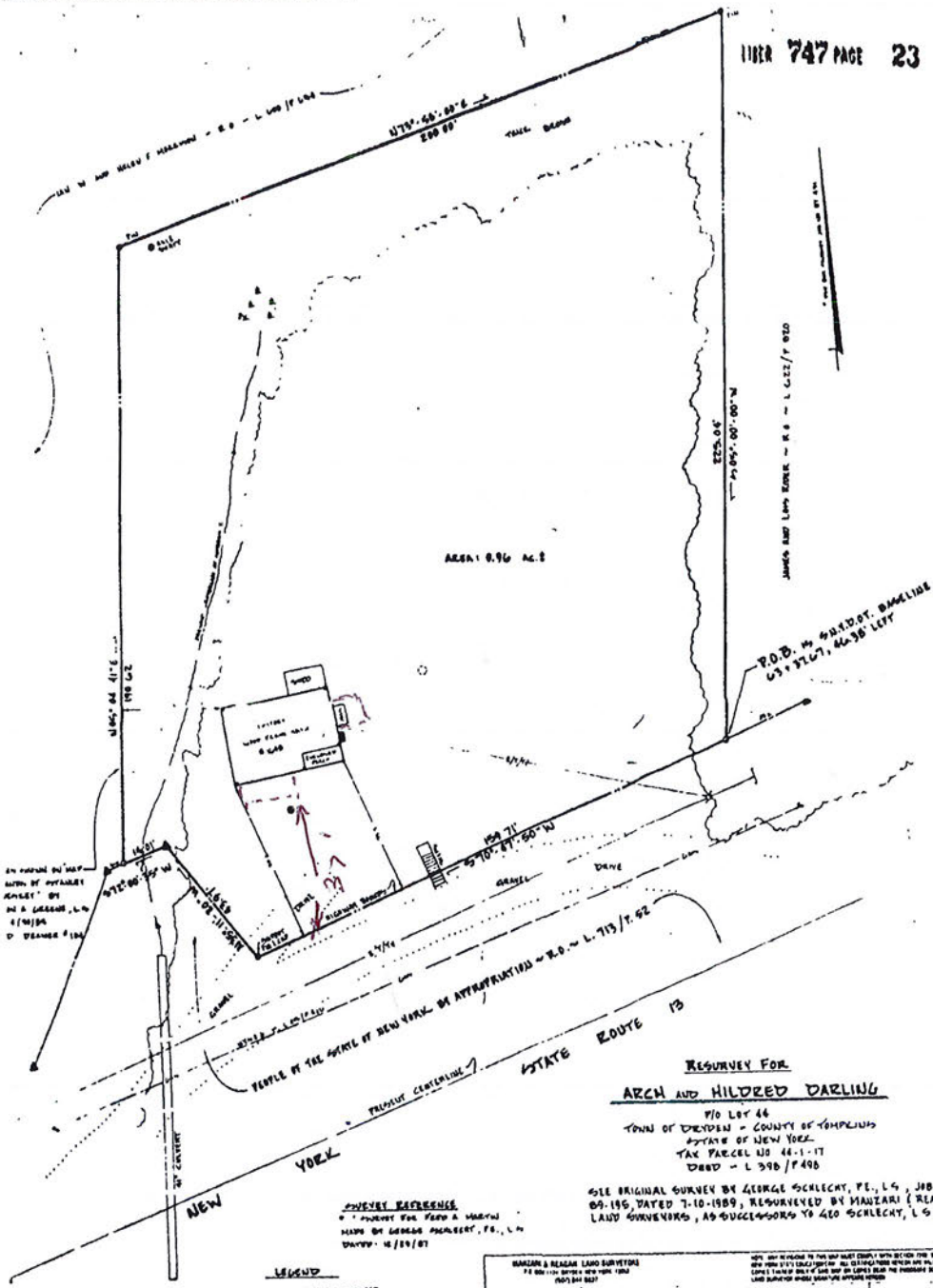
I hereby certify that the above described map, plan, plat or certificate is a true and correct copy of the original as shown to me by the client and that I have not been furnished with any other information that would affect the accuracy of the same.

SIGNED: *Michael J. Reagan* DATE: 3-28-1995

Copyright 1995 by Reagen & Reagan

B





AREA: 0.96 AC. ±

RESURVEY FOR
ARCH AND HILDRED DARLING

710 LOT 46
TOWN OF DREYDEN - COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX PARCEL NO 44-1-17
DEED - L 398 / P 498

OLE ORIGINAL SURVEY BY GEORGE SCHLECHT, P.E., L.S., JOB NO. 09-196, DATED 7-10-1989, RESURVEYED BY VINCENZI (REAGAN), LAND SURVEYORS, AS SUCCESSORS TO GEO SCHLECHT, L.S.

SURVEY REFERENCE
• PROPERTY FOR FEED A HORSE
MADE BY GEORGE SCHLECHT, P.E., L.S.
DATE: 12/21/87

- LEGEND**
- MET IRON PIN AND CAP
 - BENCH MARK PIN
 - WOODEN PILE
 - APPROX. MARK
 - CORNER
 - △ SURV. OR PIV. POINT

WARRANTY & RELEASE: I, the undersigned, being the duly licensed and qualified professional land surveyor, do hereby certify that I am a licensed land surveyor, New York State License No. 84891E, and that I have personally supervised the work shown on this plan and that I am a duly qualified and licensed professional land surveyor, and that I have found no visible encroachments other than those shown hereon.

SIGNED: *Michael J. ...* DATE: 3-21-1998





Map Title



Legend

Private Wells



Hydrology

- Intermittent Streams
- Perennial Streams

Addresses

- Res
- Nonres
- Unclassified

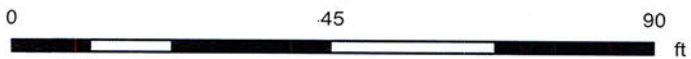
Parcels



Protected Streams

- AA- Drinking water source
- A- Drinking water source
- A(T)- Water source support trout pop
- B- Swimming and other contact rec
- C(T)- Support trout population
- C(TS)- Support trout

Notes



1: 438

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





