

November 2<sup>nd</sup>, 2023

Dear Zoning Board of Appeals members,

I am writing to formally request a variance for a proposed pole barn. It would be located on Mott Road Park, LLC property of 36 Mott Road, Dryden New York. The purpose of this request is to outline the key factors that support the variance. We want to keep our property looking nice as well as appealing to the neighborhood.

- 1- Location- is to the East of the exiting storage garage / pole barn in the field. The setbacks will be greater than twenty feet (20) from either North or South property lines and greater than one hundred fifty feet from North Road set back. This area is a mowed grass field area. The current storage garage / pole barn is not big enough to store all out equipment, vehicles, and trailers inside and protected from the weather.
- 2- Neighborhood compatibility and Visibility- we want to keep the area looking at its best. We have worked to keep our manufactured home park looking nice. In the proposed building spot. There are many trees and brush on the south property line keeping any new structure hidden from neighbors to the south.
- 3- Driveway connection- We would extend the existing Palmer Drive (private park road) to the new building as well as extend the driveway to North Road.
- 4- Topographical considerations- It is basically a flat mowed field area with no sloping to neighboring property for concerns of runoff.

In closing. Our goal is to keep our property looking clean, neat, and appealing. Not only to ourselves, but our neighbors and residents of Mott Road Park. We want to be able to park our equipment, vehicles and trailers inside and protected from the weather. We would like to build a forty (40) feet by eighty eight (88) foot pole barn with a sixteen (16) foot ceiling.

Respectively,  
Reggie Blomfield-Brown



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: November 2nd 2023 Tax Parcel # 35.-1-17-1

Name: Reggie an Mary Blomfield-Brown - Mott Road Park, LLC

Address: PO Box 1095 - 24 Ferguson Road  
Dryden, NY

Phone #: [REDACTED]

Application for a Zoning Permit is HEREBY made to:

Build ( ) Extend ( ) Convert ( ) Place a Manufactured Home ( ) Other

Project Description: Pole Barn

Project Site: 36 Mott Raod

Project Owner: Reggie and Mary Blomfield-Brown Estimated Project Cost: \$: \$35,000

Project Owner Signature: \_\_\_\_\_

Land Owner: Reggie & Mary Blomfield-Brown-Mott Rd Park Is this a Land Contract Sale? No

Land Owner Signature: \_\_\_\_\_

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- Dimension of the lot in feet (image A)
- 2- Names of adjoining property owners
  - North - Field is owned by us
  - East - North Road - Across North Road is a field
  - South - Carl and Mary Lou Taylor 6 Mott Road
  - South - Jim and Denise Woernley 20 Mott Road
- 3- Location of proposed building (image C and D)
- 4- Place all driveway and road cuts (image C and D)
- 5- Structure dimensions and separation (image C and D)
- 6- Location of all existing structures (image B)
- 7- Significant topographic features (image C)
- 8- Yard dimensions; setbacks (image C and D)
- 9- Road frontage in feet (image D)
- 10- Water courses, contours - basically a flat field (image B)
- 11- Sewer facilities and wells - (image A)
- 12- Utilities and utility easements (image A)
- 13- North arrow all images

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: \_\_\_\_\_

*C Reggie Blomfield-Brown*

**APPEAL TO**

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

Having been denied permission to get a building permit for proposed pole barn at 36 Mott Road. It is a  
a manufactured home park. We currently have an exiting garage / pole barn 24' x 48' that is not large  
enough to store all our equipment. It is technically a front yard that needs the Zoning board of appeals  
approval to proceed.

At 36 Mott road 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:

See attached documents

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

Applicant Signature:  (Regis Blandford-Brown)

Applicant address: PO Box 1095, 24 Ferguson Road Dryden NY

Phone Number [REDACTED] Date: November 2nd, 2023

Reggie and Mary Blomfield-Brown

**Applicant:** Mott Road Park, LLC

**Date:** November 2nd, 2023

**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:**

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**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:**

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

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**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:**

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

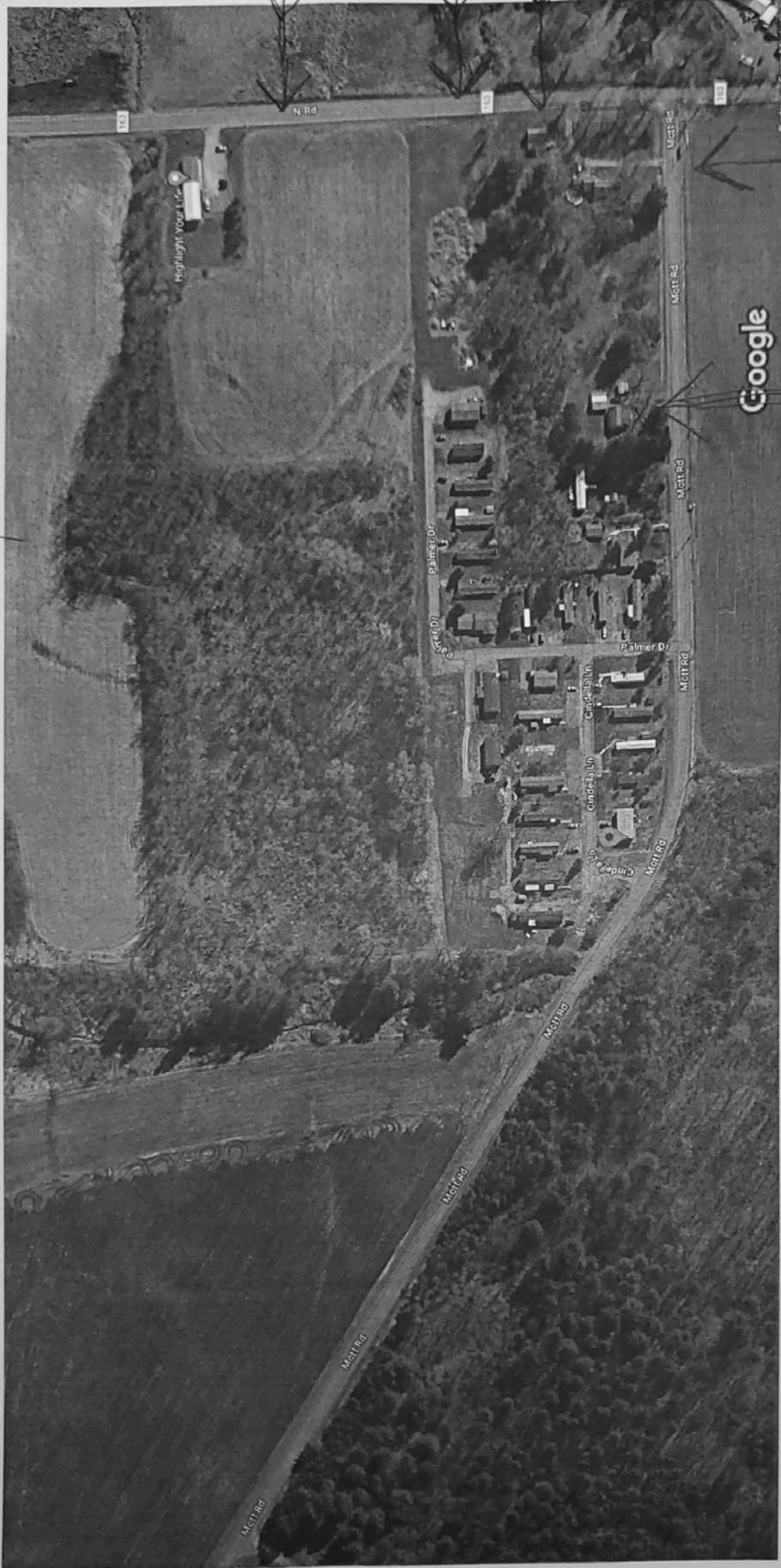
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Imagery ©2023 CNES / Airbus, Maxar Technologies, New York GIS, Map data ©2023

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NORTH

Field

36' MTT Red

70' 5" north Red

6' MTT Road

NORTH Road

256 s  
164 s  
23

274 s  
253 s

149.79

97 274 s  
22 28 97

278.39

317.53

21.2  
2.36 AC

377.63

165 s

Proposed  
40' x 88'

Buildy  
will be greater than 20'  
Pro side property line &  
Greater than 150' from North Rd

Greater than 150'

Red Road  
Driveway

Broken Road

20 232.19

21.1 57

125 175 125

Existing  
Garage - Pole Barn

20' MTT Red

Image  
D