

Planning Department

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Dryden, NY 13053

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### ZONING PERMIT APPLICATION

49.-1-30.25

Date of Application: 11/20/23 Tax Parcel # 49.00-1-30.2 Lot 5

Name: John Brown

Address: 2229 Flower Tree Circle  
Melbourne, FL 32935

Phone # [REDACTED]

Application for a Zoning Permit is HEREBY made to:

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

Project Description: Build Detached Garage - 24x32 in front yard

Project Site: 444 Lake Rd, Dryden, NY 13053

Project Owner: John Brown Estimated Project Cost: \$: 30,000.00

Project Owner Signature: [Signature]

Land Owner: John Brown Is this a Land Contract Sale? NO

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

APPEAL TO

ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to build an accessory structure in front yard.

At 444 Lake 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) 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 detriment to the health, safety and welfare of the neighborhood or community by such grant in that:

The accessory structure is located 280' from the road, is planned to be 18' tall and will not cause a significant visual impact. The location will maintain required setback for the conservation easement.

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

Applicant Signature: Colin O'Connell

Applicant address: 730 Willow Ave  
Ithaca, NY 14850

Phone Number: [REDACTED] Date: 11-21-23



Applicant: Catherine Ryan - Carina Construction Date: 11/21/23

- 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:

Neighborhood is a residential area. Accessory structure 280' from the road is not unusual or out of character.

- 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:

The conservation easement, slope of the property and ponds on the property limit options for locating the proposed barn and future home.

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

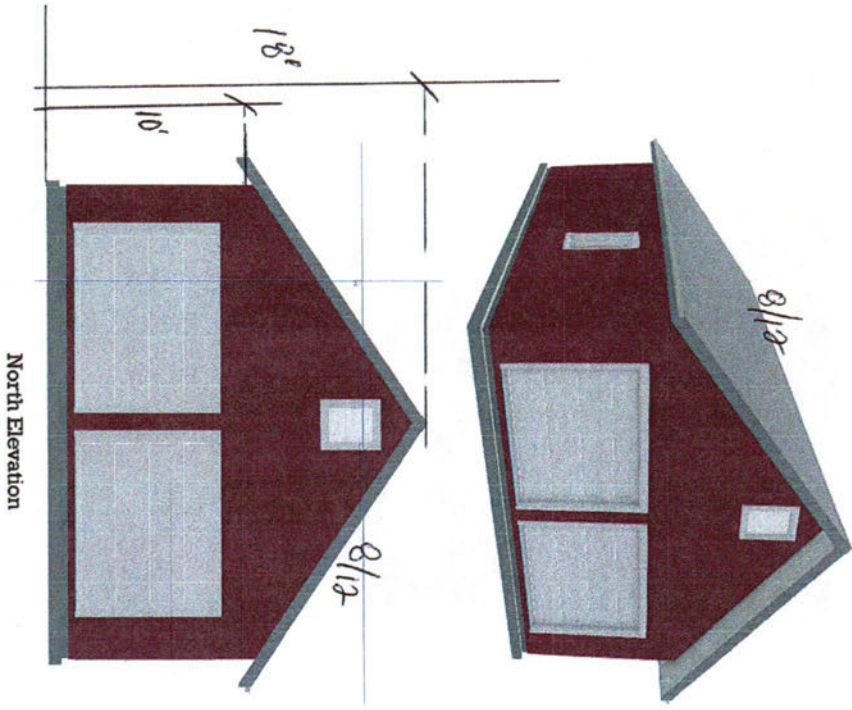
The proposed accessory structure will not <sup>substantially</sup> impede on neighbors view or use of their properties.

- 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:

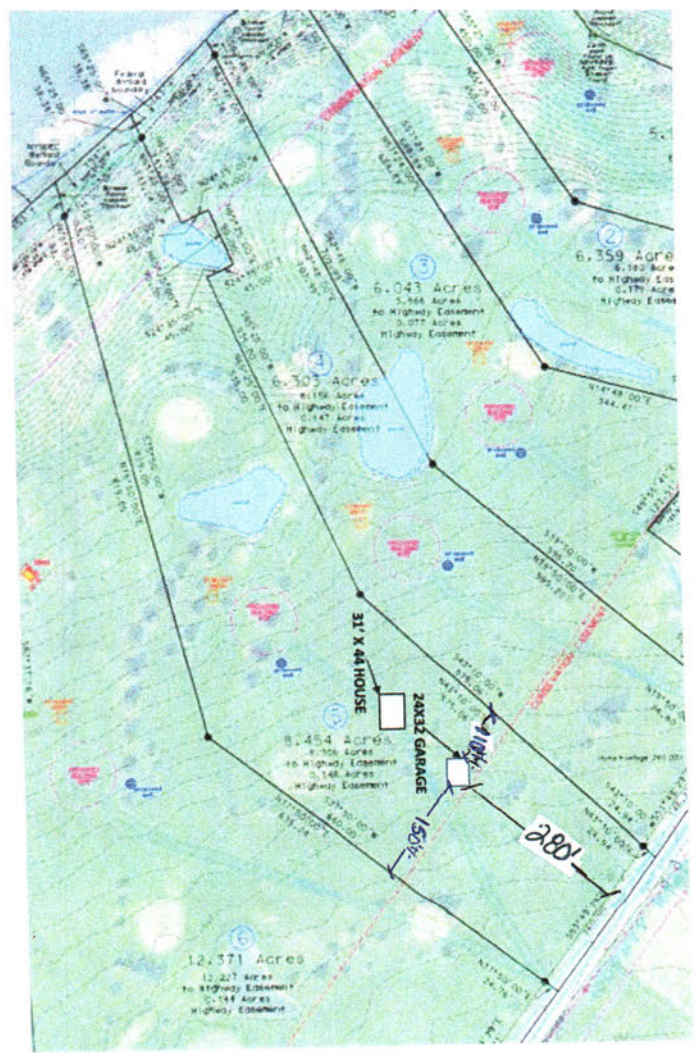
The proposed location of the accessory structure is necessary due to the area of the conservation easement as to not impact the physical or environmental. Applicant is looking to build within "buildable" area of the property.

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

The difficulty was not self-created. The proposed location is based on the area available to build which is restricted by the conservation easement, slope of the property and ponds.



North Elevation



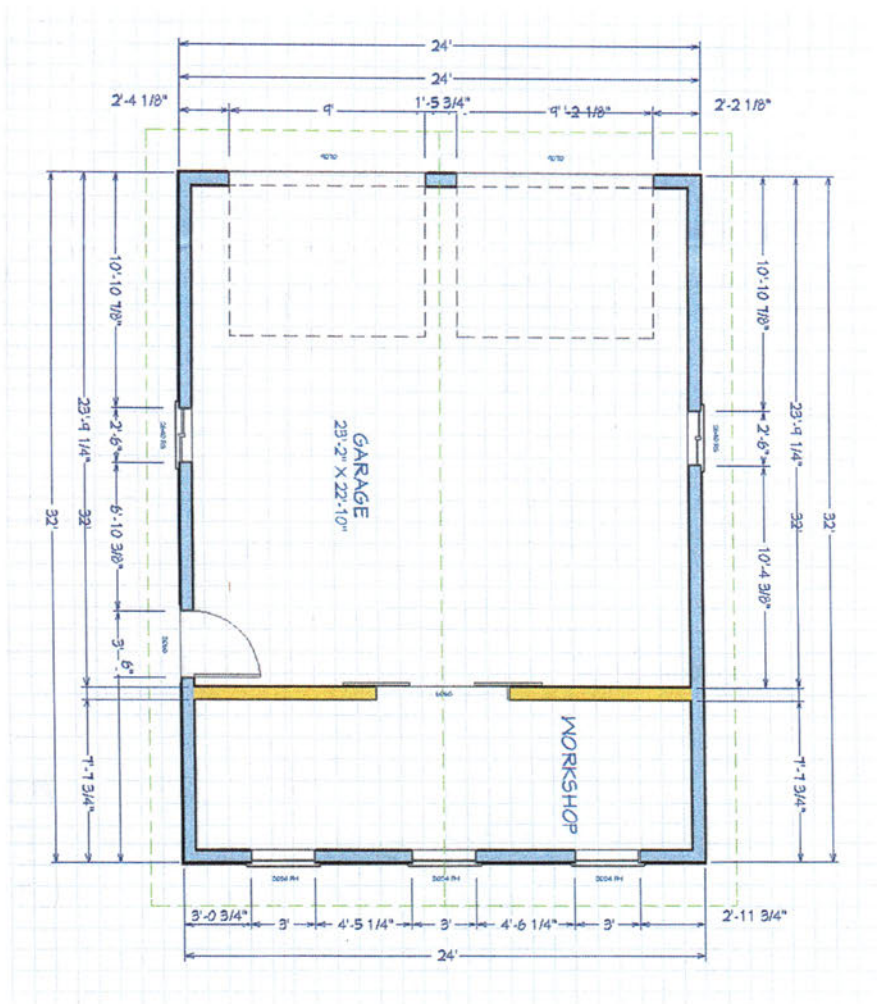
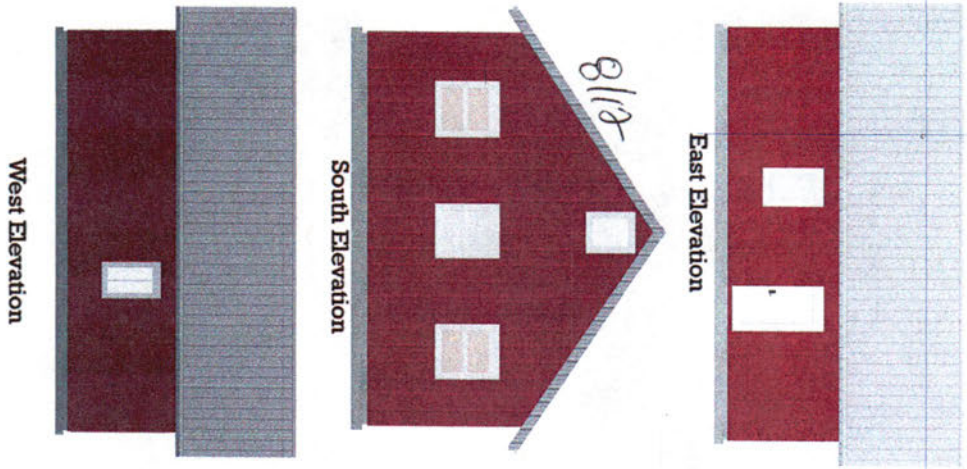
SITE PLAN  
R. Brown || 444 LAKE RD, DRYDEN, NY



5-15-23

Tax Parcel # 49.00-1-30.2 - Lot 5  
 Owner: Rohn Brown  
 Proposed 24x32' Garage  
 9-25-23  
 Page 1 of 2





Proposed 24 x 32  
 Garage  
 Owner: Rohu Brown  
 9-25-23  
 Page 2 of 2

**SITE PLAN**

**R. Brown || 444 LAKE RD, DRYDEN, NY**

**5-15-23**

