

**APPEAL TO**

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

Having been denied permission to subdivide 1729 Slaterville Rd., Dryden, New York, an Area Variance is requested.

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At 1729 Slaterville 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 270-6.1 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:

The requested flag lot will create a positive impact on the area and houses nearby. The neighborhood requires 150 foot frontage, the conservation district in which the majority of the lot allows flag lots with only 25 feet of frontage. There will be no undesirable change to the neighborhood, it would add the possibility of a single family home which is in keeping with the area. The plot will be situated 400 feet from Slaterville Rd.

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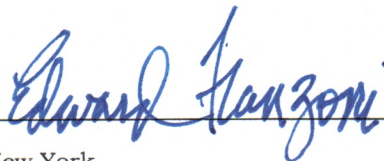
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If you have additional supporting details of information, please attach such details to this application and make reference to such attachment.

Applicant Signature: Edward Franzoni



Applicant address: 2867 Swick Rd., Ovid, New York

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**Applicant: Edward Franzoni** \_\_\_\_\_ **Date: 8/30/2022** \_\_\_\_\_

**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:**

The lot will be 400 feet from Slaterville Rd. The proposed single family residence will be sited there 200 to 300 feet from the nearest dwelling.

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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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