

Town of Ledyard
Agricultural Residential Zone

REQUEST FOR VARIANCE

FEE: \$100.00

Applicant: Please provide the Zoning Board of Appeals with one original and six (6) copies of this application. Tax Map #: _____

Date: _____ Application # _____

Name of Applicant: _____

Address: _____

Property Owner: _____ Lot #: _____

Regarding your application for a permit to: _____

I am forced to REJECT the application because the site does not conform to the following provisions of the Zoning Ordinance of the Town of Ledyard Agricultural Residential Zone:

_____ Article II Section 1 D1: Minimum 40,000 sq. ft. lot size

_____ Article II Section 1 D2: Minimum lot width of 150 ft

_____ Article II Section 1 D3: Minimum setbacks, applicable to all buildings except farm stands

_____ Minimum from road line, except along state roads – 50 ft

_____ Minimum from road line along state roads – 75 ft

_____ Minimum from building lot boundaries – 20 ft

(**Except** the minimum setback of a school bus stop shelter from road line is only 10 ft)

_____ Article II Section 1 D4: Septic system and water well setbacks; no septic system or water well shall be less than 50 ft from building lot boundaries

_____ Article II Section 1 D5: Maximum building height – 35 ft

_____ Article II Section 1 D6: Clear sight triangles: where private access way intersects a public road, visual obstructions shall be limited to a height of not more than 3 ft above road (See: Town of Ledyard Zoning Law)

PAGE #2: REQUIRED information for submittal of complete application

OTHER: _____

If you wish to pursue the project, you must request a hearing before the Town of Ledyard Zoning Board of Appeals. Call Code Enforcement Officer at 315-364-5707 for an appointment.

Sincerely,

Brian Hicks

Town of Ledyard Code Enforcement Officer and Zoning Officer

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REQUIRED Information to complete Agricultural Residential VARIANCE REQUEST

- Current survey (of entire lot), stamped and signed by surveyor licensed in NY
- Survey stakes and property line measurements
- Any previous variance requests for this property? Yes No
If Yes, Date(s) _____
- Measurements of all structures
- Distances of all structures from lot lines and neighbor(s) structures
- Set backs
- Area of lot (lot size)
- Proposed structure, set backs
- Lakes, wetlands, streams, floodplains
- Location of holding tank or septic system (tank and drain field), wells, electrical lines and gas lines