

5/5/24

Mike & Sarah Tomei
14 Laura Lane
Ithaca, NY 14850
miketomei@gmail.com
607-592-5370

Town of Lansing Planning & Code Enforcement Department
Lansing Town Hall
29 Auburn Road
Lansing, NY 14882

To Whom It May Concern,

We purchased 14 Laura Lane (in the Horizons housing development) in the summer of 2023, and would like to place a 10' x 14' storage shed on our property. We would like to request a zoning variance regarding the property line setback rules as described in code section 270-11 Schedule II: Area, Frontage, Yard, Height and Coverage Requirements. Our property isn't square, and the location we would like to place the shed doesn't meet the zoning setback rules of 10' from our property line. It does meet the 60' setback rule from the center of the street. As seen on subsequent pages of this letter, we would like to ask for a zoning variance to place the shed in the north east corner of our property.

Placing the shed in any other location on our property interferes with our lawn area, and the north east corner of our lot is an unused spot tucked in the back corner. Moving the location of the shed 10' from our north and east property lines would impede a good portion of our lawn area. This corner of the lot is partially surrounded by trees, which would obstruct the view of the shed from all but one of the neighbor's houses (12 Alessandro Drive). We have spoken with our neighbors at 12 Alessandro Drive (the Lallas family), and they don't have an objection with our shed being closer than 10' to our adjoining property line. Many portions of our lot have standing water and wet soil, hence the drainage shown on the south portion of our included survey map. These water issues result in less than ideal possible shed locations.

Included in this letter:

- Map of property lines and proposed shed location sketched to scale
- Survey map dated 5/4/23
- Photos of the proposed shed location (north east corner of lot)
- Photos of other sheds on Alessandro Drive (this road is adjacent to/continuation of Laura Lane)

Thank you for considering this zoning variance, and please let us know if you have any questions.

Sincerely,

Mike & Sarah Tomei

14 Laura Lane, Ithaca, NY
Tomei shed variance request 5/5/24

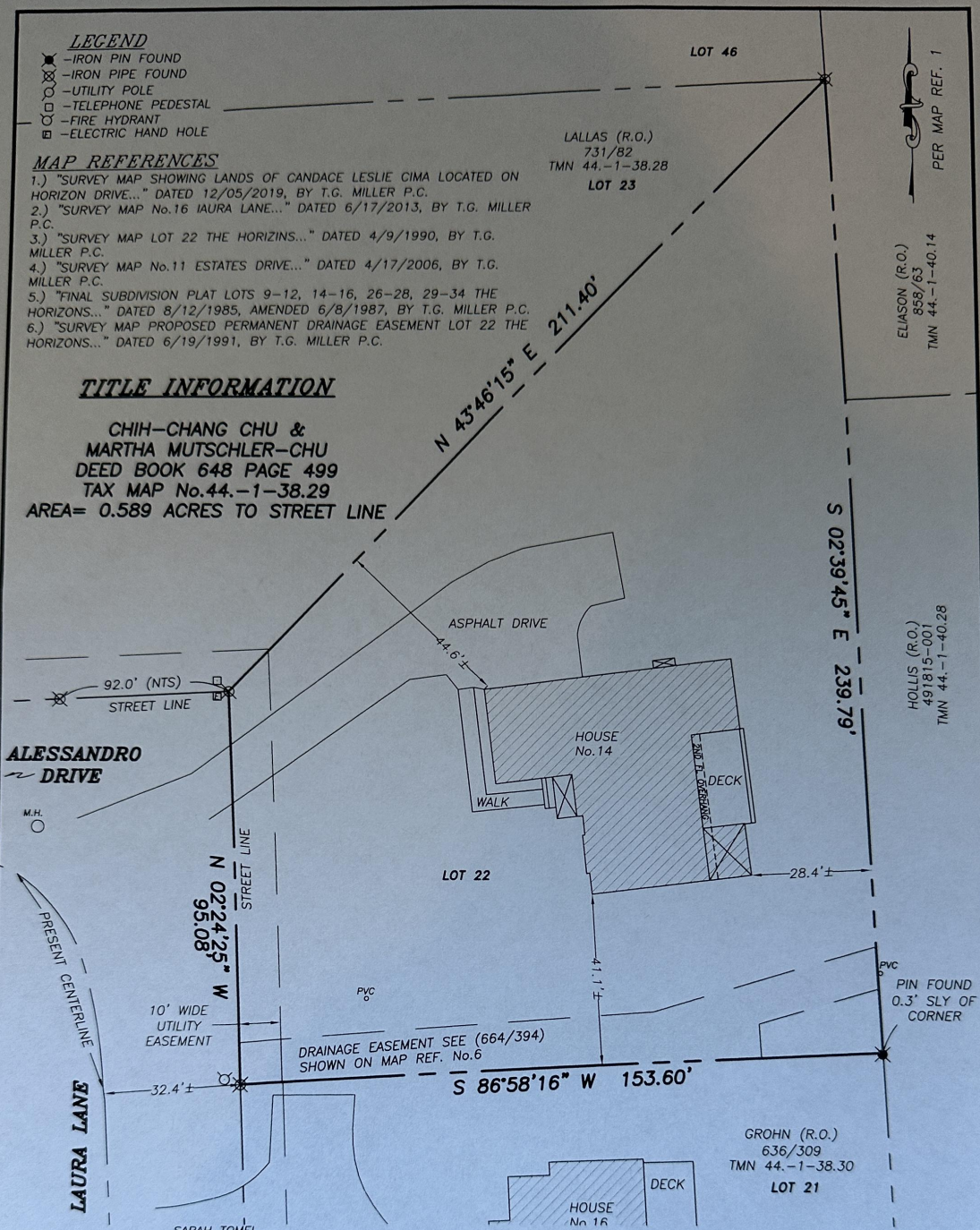


- LEGEND**
- ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊗ - UTILITY POLE
 - - TELEPHONE PEDESTAL
 - - FIRE HYDRANT
 - - ELECTRIC HAND HOLE

- MAP REFERENCES**
- 1.) "SURVEY MAP SHOWING LANDS OF CANDACE LESLIE CIMA LOCATED ON HORIZON DRIVE..." DATED 12/05/2019, BY T.G. MILLER P.C.
 - 2.) "SURVEY MAP No.16 LAURA LANE..." DATED 6/17/2013, BY T.G. MILLER P.C.
 - 3.) "SURVEY MAP LOT 22 THE HORIZONS..." DATED 4/9/1990, BY T.G. MILLER P.C.
 - 4.) "SURVEY MAP No.11 ESTATES DRIVE..." DATED 4/17/2006, BY T.G. MILLER P.C.
 - 5.) "FINAL SUBDIVISION PLAT LOTS 9-12, 14-16, 26-28, 29-34 THE HORIZONS..." DATED 8/12/1985, AMENDED 6/8/1987, BY T.G. MILLER P.C.
 - 6.) "SURVEY MAP PROPOSED PERMANENT DRAINAGE EASEMENT LOT 22 THE HORIZONS..." DATED 6/19/1991, BY T.G. MILLER P.C.

TITLE INFORMATION

CHIH-CHANG CHU &
 MARTHA MUTSCHLER-CHU
 DEED BOOK 648 PAGE 499
 TAX MAP No.44.-1-38.29
 AREA= 0.589 ACRES TO STREET LINE



CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Lee Dresser* DATED: 5/4/2023

NOTE: THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

WARNING

ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 WWW.TGMILLERPC.COM
 607-272-6477

TITLE:

SURVEY MAP

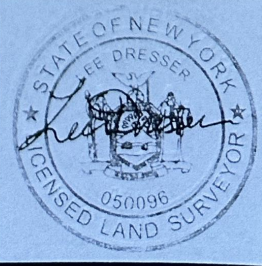
NO. 14 LAURA LANE

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 5/4/2023

SCALE: 1"=30'

S23308



14 Laura Lane, Ithaca, NY
Tomei shed variance request 5/5/24

Photos of the proposed shed location (north east corner of property):



14 Laura Lane, Ithaca, NY
Tomei shed variance request 5/5/24

Existing shed at 6 Alessandro Drive:



Existing shed at 8 Alessandro Drive:

