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APR 13 2023

Town of Lansing Zoning Board of Appeals
Application for Variance

Application Fee \$175.00

Application Date 4/13/23

Property for which Variance is being requested

Tax Parcel No. 33.-1-59 Street Address 34 Ludoga Park Rd

Applicant's Name and Address

STEVE RUOFF (Empire Landings)
38 Ludoga Park Rd
Lansing, N.Y. 14882

Zoning District (check one)

Phone R1
Cell 607-227-1513 R2
Email SARVUFF38@gmail.com R3

(If Applicant different from owner, notarized written permission of owner must be attached hereto.)

Owner's Name and Address (if different)

Phone B1
Cell B2
Email L1 X
RA
IR

Application for (check applicable item)

- A. Interpretation of Zoning Ordinance or Map
B. Area Variance
C. Use Variance
D. Appeal of decision of Code Enforcement Officer

Request relates to provisions of (check applicable item)

- A. Town of Lansing Land use Ordinance, Section
B. Town of Lansing Subdivision Regulations, Section
C. Other (Identity) Flood Plain Regulations

Purpose of Request: (attach additional information if necessary)

Our parcel is in a special Flood Hazard Zone, and house was designed & built to comply with those requirements. After the house was completed we moved a 96 sq ft shed onto the property, knowing we did not need a permit, but never thinking about the Flood zone. The shed is below the base Flood elevation of 386.3'. We would like a variance for being below the Flood elevation, but by meeting NFIP & FEMA requirements for an accessory structure as given below.

Justification of Request: (attach additional information if necessary)

NFIP Technical Bulletin 7 (May 22) says need to meet 3 criteria.
1. Shed is made of Flood resistant materials
2. Shed needs to be sufficiently anchored.
3. Shed needs to have 2 Flood vent openings
see Sciarabba Engineering Drawings

Once these are met the shed would meet the requirements for an accessory structure in a Flood zone below the base Flood elevation.

Shed currently meets all setback requirements.