



## VAR-24-5

Zoning Variance

Status: Active

Submitted On: 4/3/2024

### Primary Location

32 Ladoga Park W  
Lansing, NY 14882

### Owner

Babcock, Lillian L  
30 Trowbridge Rd Pittsford,  
NY 14534

### Applicant

Jason Demarest  
 607-330-4555  
 team@jkdarchitect.com  
 950 Danby Rd.  
STE 105  
Ithaca, NY 14850

## Application Information

Are you the property owner?\*

No

Select the reason for this application:\*

Area Variance

Have you applied for a building permit and had it denied?\*

No

Select the provision that your request relates to:\*

Town of Lansing Zoning Code

Identify the corresponding Town of Lansing Zoning Code Section:

For a listing of the Zoning Codes click here: [Town of Lansing Zoning Codes](#)

Purpose of Request:\*

The owner is requesting that the ZBA remove a variance condition that limits filling the property around the cottage at 32 Ladoga Park W. The concern with this variance at the time was about drainage onto adjacent properties. The owner would also like to fill 30 Ladoga Park W. Since the newly acquired lawn area is not bound by the variance, that parcel is permitted to be filled. The new drainage plan shows that water does not run onto adjacent properties, which satisfies the purpose of the condition from the 2004 variance.

**All Applicants for Variances shall please read the following:**

The Zoning Board of Appeals may grant Variances from the provisions of this Ordinance, only where by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of a piece of property, or where by reason of other extraordinary or exceptional circumstances, the strict application of the requirements of this Ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property, and further provided that this relief may be granted without substantially impairing the intent and purpose of this Ordinance. In granting a Variance, the Zoning Board of Appeals may attach such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable so that the purpose of this Ordinance will be served, public safety and welfare secured and substantial justice done.

**Incomplete Applications will not be considered.**

Applicant/Agent must be present at the Public Hearing. This application, accompanying fee and all supporting documents must be submitted no later than two (2) weeks prior to the date that the request is to be considered. See Schedule of Meetings at [www.lansingtown.com](http://www.lansingtown.com).

**Applicant Signature\***



JKD Architecture

Mar 13, 2024