

**Edwin O. Elliott, Jr., AIA
ARCHITECT
207 Edgewood Ave.
Pleasantville, NY 10570
(914) 747-5039 (phone & fax)**

Zoning Board
Town of Lansing
80 Wheeler Ave.
Lansing, NY 10570

May 6, 2025

Re: application of Craig & Julie Wallace
Addition side yard variance
339 Lansing Station Rd.
Lansing, NY 14882

Dear Members of the Board,

We are asking to be placed on the Board's agenda for the next available meeting. The existing house was previously rented out. The Wallaces plan to use it as their weekend house and probably their retirement house. The tiny kitchen and not having a master bathroom do not work for them. The proposed addition accomplishes most of their needs & wants without requiring much of a variance.

Area variances

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties' will be created by the granting of the area variance;*

The proposed addition does not produce an undesirable change in the character of the neighborhood. The addition & alterations will update the detailing of the existing building improving its appearance.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;*

The property has a grade condition and existing layout requiring the addition to be on the southerly side of the house. The grade entrance is on the north side of the house at a higher elevation than the entrance on the south side. That elevation is closer to the elevation of the parking area. The kitchen is also on the south side where it will require less work to build the addition.

- 3) *Whether the requested-area variance is substantial;*

The variance is not substantial. The variance is only for 1.55 ft.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and*

The variance will have little effect on the physical and environmental conditions of the neighborhood since the addition is only 142.6 sq. ft. It takes the place of an existing smaller enclosed porch and removes a set of stairs on the south side of the property leading to the entry on that side of the house.

Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The difficulty was not self-created. The original siting of the house and the south facing porch required a set of stairs to get down to grade and another to get up to the level of the enclosed porch. The location of the tiny existing kitchen is on the south side of the house makes this the best location to build an addition which includes a kitchen.

Sincerely Yours,



Edwin O. Elliott, Jr.