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**Zavaski Bed & Breakfast Narrative**  
**4 Ladoga Park Road**  
**Town of Lansing, NY**

**October 19, 2015**

**Background**

The subject property is Parcel A of three contiguous properties owned by John and Brenda Zavaski at 4 Ladoga Park Road. Parcel A is 0.25 acres of the total 0.69 acres, and is situated across Ladoga Park Road from the Lakefront Parcel B. On Parcel A is a 24' x 40' 3-car garage, situated approximately 51' from Ladoga Park Road. See attached Site Plan on Sheet C1.

Above the garage, a Bonus Room has been finished to include a bathroom and sleeping area that has been used as a Bed and Breakfast for the past couple of years. The owners obtained approval from NYS and from Tompkins County to use the room as a Bed and Breakfast, advertised through AirBNB. They did not realize that they also needed approval from the Town. The Town has been made aware of the situation and the owners are now doing what is required to operate the facility lawfully, as was the original intent.

The owners have discontinued renting the room until they have secured the required approvals from the Town of Lansing.

**Zoning Issue Requiring Variance**

A Bed & Breakfast is an approved use in the L1 Zoning District; however the Town of Lansing Land Use Ordinance, Section 802.8, states that a Bed & Breakfast is permitted when "No building is located less than fifty (50) feet from the lot line of an existing residence." Since the garage is less than 13 feet from both neighboring property lines, it does not meet this requirement. However, since the property is only 65" +/- wide, it is impossible for any building to be 50' from all lot lines. This is the hardship requiring the variance for which we are applying.

**Septic System**

The current septic system is sized for a 2-bedroom home, which is what the owner's residence on Parcel B is. However, by adding this additional sleeping room above the garage, the system needs to be able to be upgraded to a 3-bedroom system.

The existing system is located directly behind that garage and there is room to upgrade the system to a larger system. According to the Tompkins County Health Department, the larger system needs to be designed and approved, however it does not need to be installed until the

existing system fails. The design of that system has been started, but has been put on hold until the approval of this variance request has been obtained. There is no point in designing that system if the owners aren't allowed to use the room.

**Parking & Traffic**

The attached site plan shows the location of the garage on the site. It also shows that there is plenty of room for parking in front of the garage. Typical parking spaces can be as small as 9' x 22', and with an available gravel parking area of 40' x 51', there is room for 8 cars in the driveway plus the three spaces inside the garage itself.

It is expected that the space will be rented primarily on weekends for approximately 15 weekends per year. It has always been the case so far, and will likely continue to be the case that a single car will accompany the renters at any given time. Therefore, there will be an insignificant increase to the amount of traffic on this road that already has very little traffic.

**Economic Impact and Enjoyment of Natural Resources**

By allowing a Bed & Breakfast to operate in this location, the Town of Lansing and surrounding areas will enjoy the benefits of the additional revenue brought into the community from the rental of the unit by the owners, in addition to the money spent by the renters while they are here. Further, renters from around the world will benefit from the ability to enjoy the scenery and peaceful nature of this area on the beautiful shores of Cayuga Lake, something we here in Lansing often take for granted.

**Request**

We hereby respectfully request the Planning Board and the Zoning Board of Appeals to grant the variance being sought, based upon the hardship noted above and the benefits to all involved.

We look forward to your review of the above details and plans. Please don't hesitate to contact me directly if you have any questions or concerns.

Respectfully Submitted,



Gary R. Bush, PE, LEED AP



**Town of Lansing Zoning Board of Appeals  
Application for Variance**

Application Fee \$ 175

Application Date 10/19/15

**Property for which Variance is being requested**

Tax Parcel No. 33-1-44 Street Address 4 Ladoga Park

Applicant's Name and Address Zoning District (check one)

John + Brenda Zawaski Gary R. Bush, PE Phone 607-227-4886 R1   
~~4 Ladoga Park Rd~~ 132 L. Krotan Rd Cell same R2   
~~Lansing, NY 14882~~ Crofton, NY 15073 Email gbush@specconsulting.com R3   
 (If Applicant different from owner, notarized written permission of owner must be attached hereto.)

Owner's Name and Address (if different)

John + Brenda Zawaski Phone 607-533-1050 B1   
4 Ladoga Park Rd Cell 315-729-5441 - Brenda B2   
Lansing, NY 14882 Email bzavaski@yahoo.com L1   
 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 802.8 (pg. 50) Amended 3/18/2015
- B. Town of Lansing Subdivision Regulations, Section \_\_\_\_\_
- C. Other (Identity) Local Law #1 of 2015, section 802.8 (pg. 50)

**Purpose of Request: (attach additional information if necessary)**

Section 802.8 requires at least 50' between building and property line.  
Existing garage, with attic space to be used as a bed and breakfast,  
is 12'+/- from property line on both sides.

**Justification of Request: (attach additional information if necessary)**

Since the property is only 65'+/- wide, it is impossible to have 50' on both  
sides of building to lot lines.

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

The Board of Zoning 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 to the Zoning Administrator no later than three (3) weeks prior to the date that the request is to be considered. See Schedule of Meetings at [www.lansingtown.com](http://www.lansingtown.com)



Location of Proposed B&B

4 Ladoga Park Rd.  
Existing Site Conditions

Google