



Edmond G. Loedy, Architecture P.C.
 PO Box 196, 24 Washington Ave phone (845) 677-3535
 Millbrook, N.Y. 12545 fax (845) 677-3592

Letter of Transmittal

JOB #: 2211 DATE: June 28, 2022

TO: Town of Washington ATTN: Kristen DiFiore Secretary to ZBA
Zoning Board of Appeals Email: ZBA@washingtonny.org

RE: Proposed Detached Garage

WE ARE SENDING YOU VIA: HAND DELIVERY 1ST CLASS MAIL EMAIL

LETTER MEMO PRINTS PLANS

OTHER: SEE BELOW

COPIES	DATE	DWG. NO	DESCRIPTION
6	6/21/20	---	Letter of Authorization
6	6/28/22	---	Area Variance Application Form
6	5/2/22	---	NYS Short Environmental Assessment Form
6	---	---	Legal proof of property ownership
6	---	---	Certificates of Occupancy
6	---	---	Survey dated 3/22/22, Floor plan, Front Elevation dated 6/24/22
1	6/25/22	---	\$400 Check for Variance and \$750 Check for Escrow

THESE ARE TRANSMITTED: FOR APPROVAL FOR YOUR USE AS REQUESTED FOR REVIEW

APPROVED AS SUBMITTED APPROVED AS NOTED RETURN OF PLANS RESUBMIT

REMARKS:

COPY TO: File SIGNED BY: David Holowiak
G. Cimms

**Kellie M. O'Brien
11 N. Mabbettsville Rd
Town of Washington, NY 12545**

July 21, 2020

Re: Proposed Detached Garage at 11 N. Mabbettsville Rd. Town of Washington, NY

Town of Washington Zoning Board of Appeals:

Please be advised that I, Kellie M. O'Brien, hereby authorize the firm of Edmond G. Loedy Architect PC to act on my behalf concerning any and all matters in connection with the proposed garage located on my property on N. Mabbettsville Road, Town of Washington, NY (*DC Parcel # 331398*).

Thank you.

Cordially,

Kellie M. O'Brien

A handwritten signature in cursive script, appearing to read "Kellie M. O'Brien", with a large, stylized flourish underneath.



Town of
Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Submitted June 28th, 2022

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6865-03-331398-0000
Property Street Address	11 N Mabbettsville Rd Millbrook, NY 12545
Number of Acres	0.74 Ac
Zoning District from Zoning Map	HM: Hamlet Mixed Use
Describe the Current Use of the Property.	Residence 1 Family
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES _____ <input checked="" type="checkbox"/> NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	_____ YES _____ <input checked="" type="checkbox"/> NO
Is this application being made for a violation that currently exists on the property?	_____ YES _____ <input checked="" type="checkbox"/> NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Kellie M. O'Brien
Record Owner Mailing Address	11 N Mabbettsville Rd Millbrook, NY 12545
Record Owner Email Address	cimms1@aol.com
Record Owner Phone Number	845-475-7220

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	Edmond G. Loedy Architect P.C.
Business Name of Applicant	Edmond G. Loedy Architect P.C.
Applicant Mailing Address	24 Washington Ave Millbrook, P.O. Box 196, NY 12545
Applicant Email Address	ed@edloedyarchitect.com
Applicant Phone Number	845-677-3535

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

- Applicant/Owner(s)
 Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

We are proposing a new detached garage to be constructed on the existing property. The required setbacks do not allow the space required for this new garage.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The design of the garage will blend with the architecture of the existing house as well as the architectural character of the neighborhood.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

West Side - this is the rear yard. The sewage disposal system is located at the rear of the house.

Placing the garage beyond the sewage disposal system at the rear of the lot would require a new driveway of about 100 ft.

East Side - this side is the front yard. Placing the garage in the front yard is not in character with the neighborhood. It would block the view of the road; and vice versa. Further it would require the removal of one or two large trees.

North Side - this side abuts the property of Schuyler Woods. Placing the garage on this side would basically require the same setback variance we are requesting for the south side. In addition this location would necessitate a separate driveway to the garage.

Separately, any of the above locations would place the garage quite a distance from the entry doors to the house. Negotiating this distance for a young mother with two young children. groceries and such is difficult and undersirable.

3. The amount of relief requested is not substantial because:

The amount of relief requested is substantial however; Ruge's commercial parking area abutts this property to the south. Approximately 35 feet of this parking area is landscaped. This landscaped area provides a visual side yard. As noted under item 2 above there is no practical alternate location for the placement of this garage.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

From Mabbettsville Road the house and garage will appear to have an attractive side yard. Ruge's commercial operation will not be negatively impacted by a residential garage in this neighborhood.

5. Has the alleged difficulty been self-created? _____ Yes, or X No

Why:

The existing house was placed on this site before the current zoning was implemented. The difficulty was created by the fact that the existing house has no space for a garage within the required setbacks.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed: N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension: 26'-0" x 34'-0"

Dimensions of new second floor: N/A

Dimensions of floor above second level: N/A

Height (from finished ground to top of ridge): 19'-0"

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor: N/A

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: N/A

Number of Floors and General Characteristics **BEFORE** Alterations:

N/A

Number of Floors and Changes **WITH** Alterations:

N/A

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property: 1918 Sq. Ft.

Proposed increase of building coverage: 884 Sq. Ft.

Square footage of your lot: 32234.4 Sq. Ft.

Percentage of coverage of your lot by building area: 8.6% Total Coverage by building area

Purpose of New Construction

Garage, there is currently no garage on the property.

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

The land contours are flat, that does not interfere with not meeting code requirements.

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

Yes NO

Such appeal(s) was (were) in the form of

A requested interpretation

A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

Kellie M. O'Brien

July 24th, 2020

Denied

Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

Yes NO If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

Yes No

Are there any proposals to change or alter land contours?

No Yes please explain.

Are there any wetland areas or buffers on the parcel?

Yes NO

Are those wetland areas or buffers shown on the survey submitted with this application?

Yes NO Not Applicable

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

Yes NO Not Applicable

Does your application require Town, County, State, or Federal Permits?

Yes NO If yes, provide which agency and the type of application.

Building Permit

Has an application been made to or granted by any other entity, and by which agency? Provide copies

Not Applicable

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

____ Yes ____ NO X

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

____ Yes ____ NO X

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: Not Applicable

Do you or any co-owner also own other land adjoining or close to this parcel?

____ Yes ____ NO X If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel Existing single family residence
and the proposed use Same with garage
_____. (i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

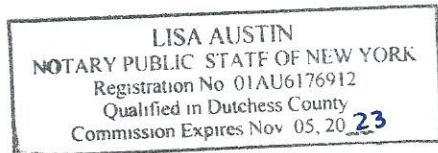
I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

S.T.M. David Holowick
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

S.T.M. David Holowick
Printed Name

Sworn to before me this
27th day of June, 20 23.

Place Notary Stamp here:



Lisa Austin
Signature of Notary

ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	
Property Street Address	
Check or N/A	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$750.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtontny.org referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.
	Approved Building Permit
	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Garage			
Project Location (describe, and attach a location map): 11 N Mabbettsville Rd Town of Washington, New York 12545			
Brief Description of Proposed Action: We are proposing a new detached garage to the existing property. There is currently no garage on the property.			
Name of Applicant or Sponsor: Edmond G. Loedy Architect P.C.		Telephone: 845-677-3535 E-Mail: ed@edloedyarchitect.com	
Address: 24 Washington Ave			
City/PO: Millbrook P.O. Box 196		State: New York	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals, Building Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.1 acres b. Total acreage to be physically disturbed? _____ 0.2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .74 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Storm water if any will dissipate within the property (unpaved driveway). _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Edmond G. Loedy Architect P.C.</u> Date: <u>5/2/22</u> Signature: <u><i>Donald Melvin</i></u> Title: <u>President</u> <u>S.P.M.</u>		

Ruge's Millbrook Properties
3692 Route 44
Millbrook, NY 12545

Zoning Board of Appeals
Town of Washington
10 Reservoir Drive
Millbrook, New York 12545

June 21, 2022

RE: Zoning Board of Appeals, Cimms Application, #2211

Chairman John Paris and fellow Board Members,

Ruge's Millbrook Properties is aware of an application for a variance, being made to the Zoning Board of Appeals by Greg Cimms, for a Garage that will encroach into the 30' required buffer bordering our property on Mabbettsville Road. We do not protest this application nor find any reason such an encroachment will negatively impact our property and recommend the board grant the requested variance.

Thanks for your time and consideration.

A handwritten signature in cursive script that reads "Scott Hutchins". The signature is written in black ink and is positioned above the typed name and title.

Scott Hutchins
Managing Member
Ruge's Millbrook Properties



Town of Washington

CERTIFICATE OF OCCUPANCY

Zoning District: RL - 5

Certificate No.: #580-9-99

Location of Property: North Mabbettsville Road, Millbrook, New York 12545

Deck

I have examined the premises described in the "Application for Building or Zoning Permit" No#580-9-99 and find the work performed is in compliance with the work described in the approved application; therefore, the premises may be occupied and used for the purposes described in the "Application for Building Permit" No.#580-9-99.

No violations on record.

New Deck

Signature Thomas J. How

BUILDING INSPECTOR
TOWN OF WASHINGTON

Date Signed September 29, 1999

Post this Certificate of Occupancy on the property for one month after receipt, so that it may be read by the public.



TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT
P.O. Box 667, 10 Reservoir Drive
Millbrook, NY 12545
Phone (845) 677-3419 Fax (845) 677-1195
www.washingtonny.org

CERTIFICATE OF OCCUPANCY

Certificate No: 02594

Location of Property: 6865-03-331398, 11 North Mabbettsville Rd

Description of the Completed Project:

- Dormer addition to south side of house.
- Type VB Construction
- Assembly occupant load: N/A
- Automatic Sprinkler System Provided: No Required: No
- 470 Square foot dormer, wood framed, vinyl siding, asphalt shingles, wood floor, gypsum board interior finish. Full bathroom. Oil fired hydronic baseboard heat. Wall insulation fiberglass R-19, ceiling insulation fiberglass R-38. NOT TO BE USED AS ADDITIONAL BEDROOM WITHOUT BOARD OF HEALTH APPROVAL.

Signature  Date Signed 9/27/2021
BUILDING INSPECTOR, TOWN OF WASHINGTON

POST THIS CERTIFICATE OF OCCUPANCY ON THE PROPERTY FOR ONE MONTH AFTER RECEIPT SO THAT IT MAY BE READ BY THE PUBLIC

BUILDING PERMIT

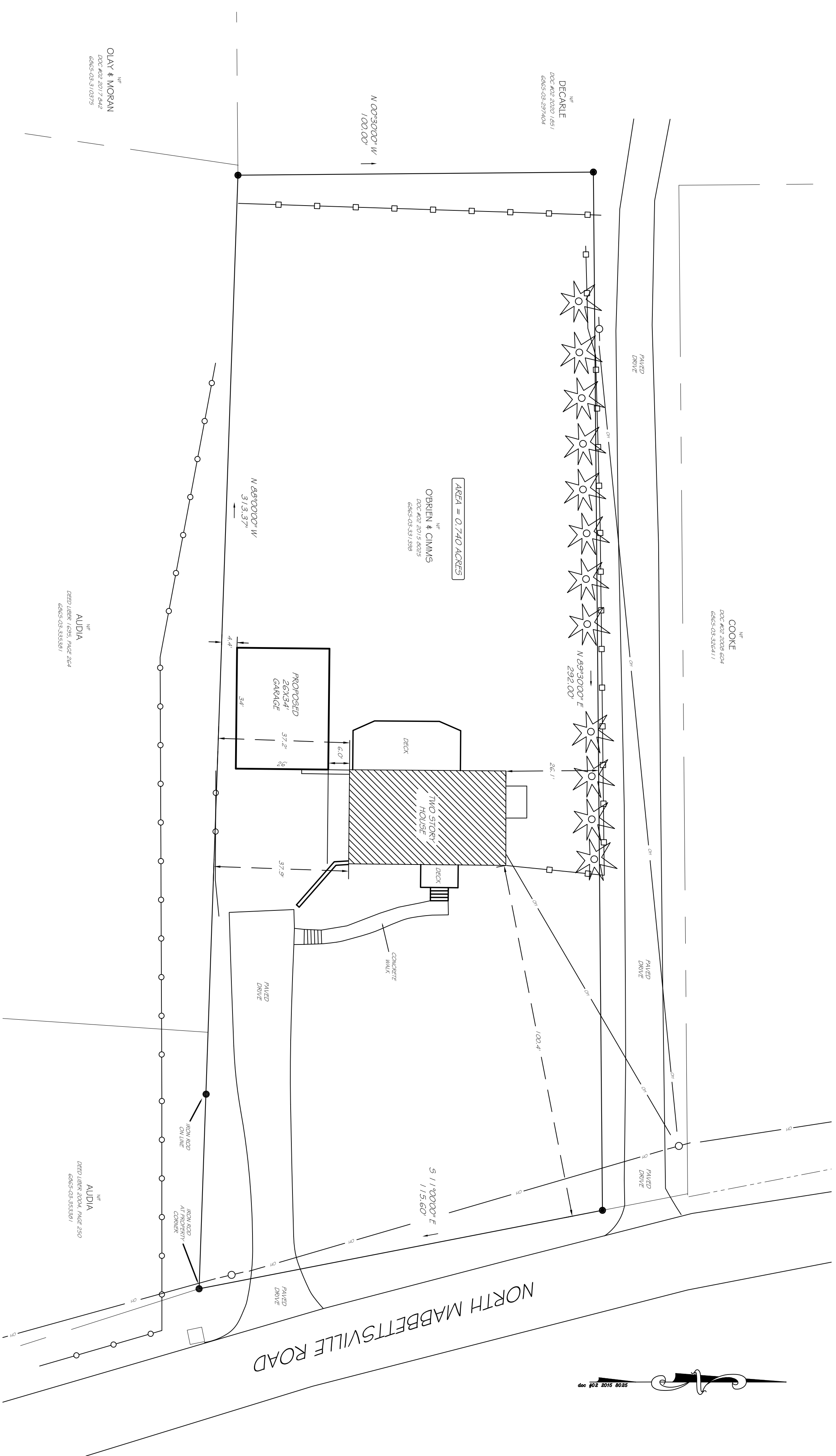
Town of Washington

Type of Construction REPLACE EXISTING 75 FT² COVERED
FRONT PORCH

Name of Owner GREGG CUMMS / KELLIE O'BRIEN Grid # 6865 - 03- 331 398

11 N. MABBETTSVILLE RD

No 3008 Date 11/19/2021



LEGEND

	PROPERTY BOUNDS
	OVERHEAD WIRES
	WATER VALVE
	POST & WIRE FENCE
	STOCKADE FENCE
	UTILITY POLE
	CATCH BASIN
	PINE TREE

DECKER SURVEYING

JOHN H. DECKER LS
 292 FROELICH LANE
 P.O. BOX 151
 DECATUR, NY 13842
 deckersurveying@frontiernet.net
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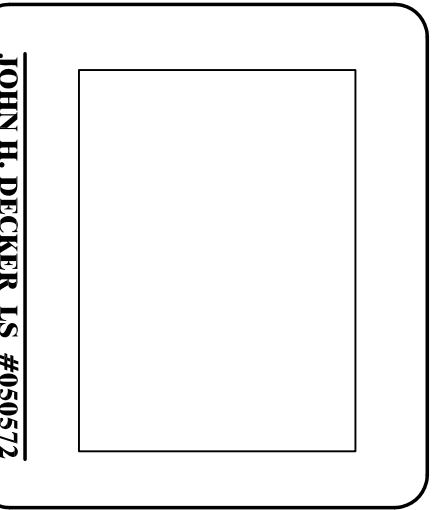
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7306, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S FINGER SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NEW YORK AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL LAND SURVEYOR.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NEW YORK AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL LAND SURVEYOR.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MIGHT REVEAL.

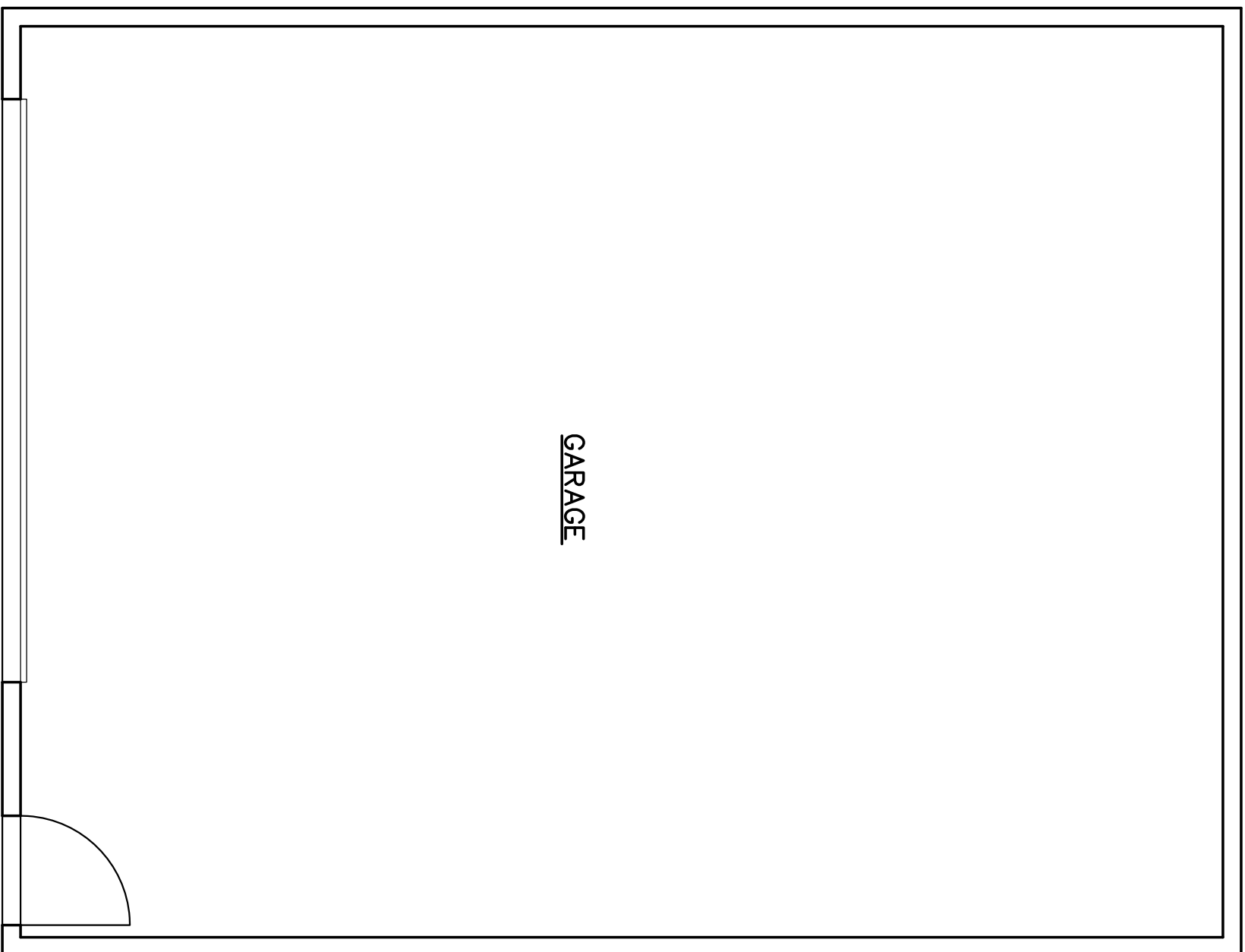


LANDS OF O'BRIEN & CIMMS

BOUNDARY SURVEY

TOWN OF WASHINGTON
 MARCH 22, 2022

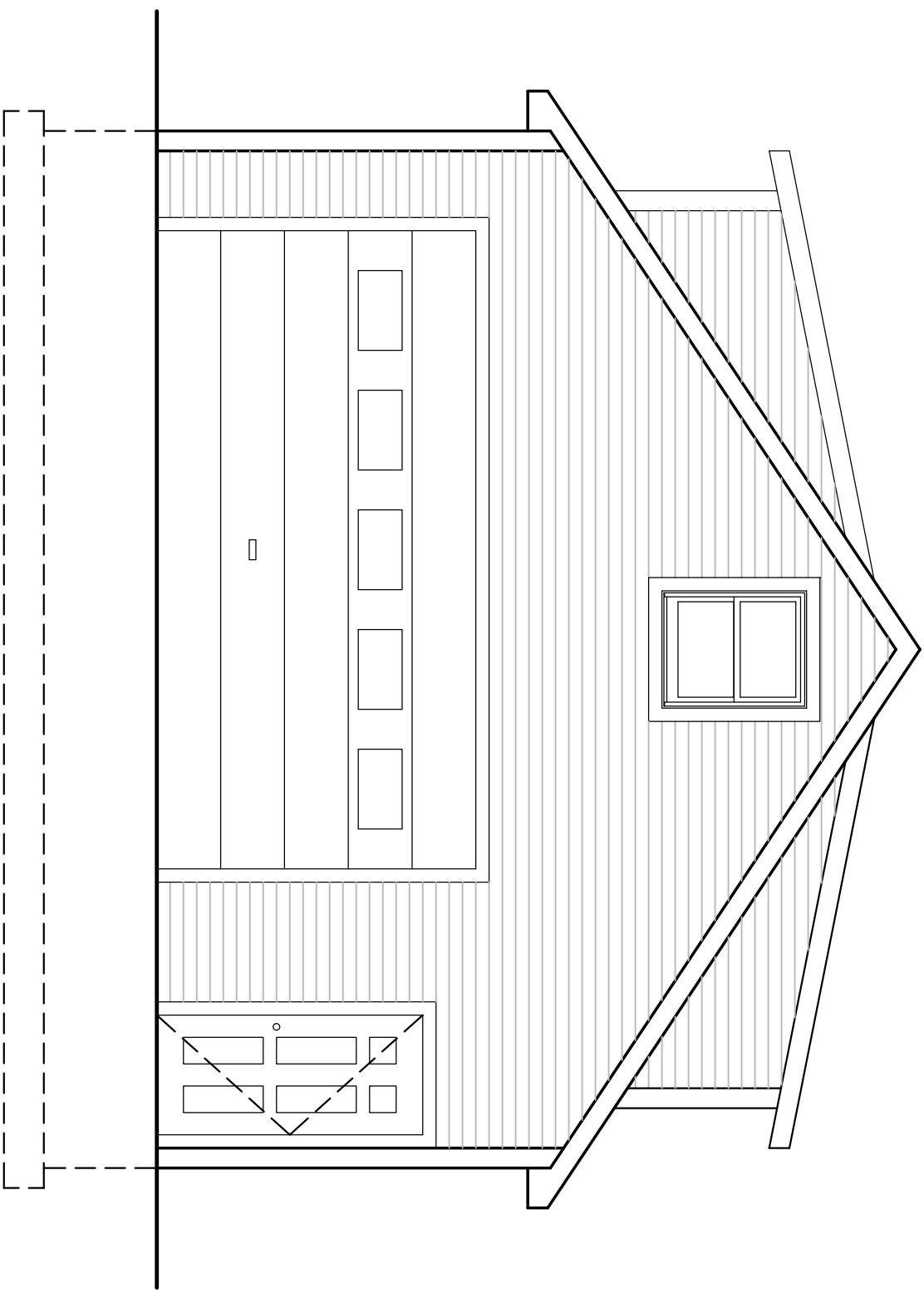
DUTCHESS COUNTY, NEW YORK
 1" = 20'



GARAGE

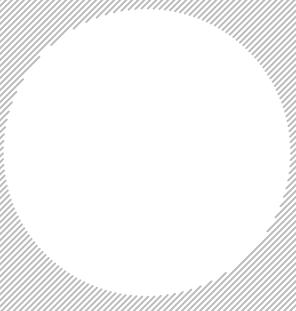
FLOOR PLAN

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

		PROPOSED GARAGE		EDMOND G. LOEDY, ARCHITECT P.C.	
		11 N MABBETTSVILLE ROAD MILLBROOK, NY 12545		P.O. BOX 196, 24 WASHINGTON AVE TEL:677-3535 MILLBROOK, N.Y. 12545 FAX:677-3592 INFO@EDLOEDYARCHITECT.COM	
FLOOR PLAN EAST ELEVATION		DATE: 6/24/22	SCALE: AS NOTED	DRAWN BY: DH	CKD: EGL
		2211		DD-1	

View from driveway.



View from backyard.



View from side yard looking toward Ruge's parking lot.



View from house.

