



Washington

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

[www.washingtonny.org](http://www.washingtonny.org)

## AREA VARIANCE APPLICATION FORM

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

#### REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6964 - 00-710342- 0000
Property Street Address	103 CHRISTIAN HILL RD DOVER PLAINS, NY
Number of Acres	4.79
Zoning District from Zoning Map	LR-10
Describe the Current Use of the Property.	RESIDENTIAL
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	ANTHONY & BARBARA CARBONE
Record Owner Mailing Address	103 CHRISTIAN HILL RD DOVER PLAINS, NY.
Record Owner Email Address	ACBONE@AOL.COM
Record Owner Phone Number	917-701-8508

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:	ROBERT BAK
Business Name of Applicant	BLUE HORIZONS CONSTRUCTION CORP.
Applicant Mailing Address	91 SHEAR HILL RD. MAHOPAC, N.Y. 10541
Applicant Email Address	RBAKDIVE@AOL.COM
Applicant Phone Number	845-721-2605

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

14X24 SUN ROOM & 8X24 DECK WHICH AT  
 NEAREST POINT TO PROPERTY LINE IS 12' OVER.  
 ACTUAL AMOUNT OVER SETBACK 12X22=264<sup>sq</sup>  
 APPLYING FOR VARIANCE 400<sup>sq</sup>

### 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:

AREA BEHIND GARAGE LOTS OF GLASS WITH BEING VISIBLE  
 FROM ONLY ADJOINING NEIGHBOR TO THE RIGHT

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:

TO PLACE ANOTHER AREA ON HOUSE WOULD BE MORE  
 VISIBLE AND CLOSER TO NEAREST NEIGHBOR. WOULD  
 REQUIRE DECK REMOVALS AND VARIANCE

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

ABOUT .0015 OF TOTAL PROPERTY AREA  
UNDER HOOD

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

REMAIN A GARAGE NOT IN SIGHT OF ROAD. NO DISTURBANCE  
TO ANY WETLAND. GRASSY FIELD BEHIND HOUSE

5. Has the alleged difficulty been self-created? \_\_\_\_\_ Yes, or ☒ No

Why:

THE STRUCTURE WILL BE BUILT TO ENCLOSE SWIM SPA FOR YEAR ROUND USE.  
THE SPA WILL BE USED TO MAINTAIN HEALTH AND CARDIOVASCULAR FITNESS.  
THE OWNERS ARE BOTH OVER 65 AND AQUATIC EXERCISE IS RECOMMENDED  
AS THEY BOTH HAVE ARTHRITIS AND OTHER AGE RELATED ISSUES. IT WILL  
ALLOW THEM TO EXERCISE WITHOUT EXCESS PRESSURE ON ANKES, KNEES, HIPS &  
BACK. THEY WILL BE ABLE TO MAINTAIN STRENGTH, FLEXIBILITY, AND CARDIOVASCULAR  
ENDURANCE WITH SAFE AEROBICS IN THE WATER MAINTAINING THEIR  
HEALTH AND WELL BEING

#### 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:

14X24 SUNROOM 336" AND 8X24 DECK 192"

Dimensions of new second floor:

Dimensions of floor above second level:

Height (from finished ground to top of ridge):

11.46' OR 140" SUNROOM 212" DECK

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

Submit manufacturer specifications for pools, sheds, etc.

**Proposed Alterations or Structural Changes Construction**

Please describe building areas: ATTACHED TO GARAGE."

Number of Floors and General Characteristics BEFORE Alterations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of Floors and Changes WITH Alterations:

1 FLOOR WITH CRAWL SPACE

\_\_\_\_\_  
\_\_\_\_\_

**Calculations of building areas and lot coverage:**

Existing square footage of existing buildings on your property:

4738

Proposed increase of building coverage:

528

Square footage of your lot:

208,652

Percentage of coverage of your lot by building area:

.023 EXISTING .025 PROPOSED

**Purpose of New Construction**

NEW SUNROOM 14X24 WITH SWIM SPA

NEW 8X24 OPEN DECK WITH GLASS RAILS

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):

SLOPE, FIELD. BEHIND GARAGE.

BEHIND EXISTING HOUSE DECK AND TERRACED PATIOS.

## 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?

\_\_\_\_  
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.

UNDER DECK MOVE SOME OF FELL FROM FOUNDATION  
TO POINT IT ATTACHES TO FOUNDATION ABOUT 2' HIGH 24" WIDE  
AND 4' PROJECTION

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

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

\_\_\_\_ Yes \_\_\_\_ NO

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

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

BUILDING DEPT TOWN OF WASHINGTON

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

NO

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 ☒

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 ☒

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

Describe the construction: \_\_\_\_\_

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

Yes \_\_\_\_\_ NO ☒ If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel RESIDENTIAL  
SINGLE FAMILY and the proposed use RESIDENTIAL SINGLE FAMILY  
SUNROOM, SWIM SPA, DECK. (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.

Signature of Applicant or Authorized Agent  
Agent must submit Owner Authorization Form

ROBERT BAK  
Printed Name

Sworn to before me this  
22 day of July, 2022.

Place Notary Stamp here:

Angela C. Vargas  
Signature of Notary  
ANGELA C. VARGAS  
Notary Public, State of New York  
Qualified in Putnam County  
Reg. No. 01VA6227415  
My Commission Expires 08-30-2022

Q: RE EXPANSION OF EXISTING NONCONFORMING STRUCTURE? ADDITIONAL VARIANCE  
OR SPEC PERMIT NEEDED? ZBA HISTORICALLY ADVISES ON WHAT IS  
REQ IN THIS SITUATION...

### 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	
* <input checked="" type="checkbox"/>	A complete application form, neatly printed or typed, signed in ink and six copies.
* <input checked="" type="checkbox"/>	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.)
* <input checked="" type="checkbox"/>	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.
* <input checked="" type="checkbox"/>	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: <a href="https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx">https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx</a>
<input checked="" type="checkbox"/>	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.
* <input checked="" type="checkbox"/>	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 <a href="http://www.dec.ny.gov/permits/357.html">www.dec.ny.gov/permits/357.html</a> for further information as well as printing required forms
* <input checked="" type="checkbox"/>	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.
* <input checked="" type="checkbox"/>	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. <b>Checks shall be made payable to "Town of Washington"</b> Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
* <input checked="" type="checkbox"/>	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to <a href="mailto:ZBA@washingtontownny.org">ZBA@washingtontownny.org</a> referenced as "ZBA Application/Owner's Name"
<input checked="" type="checkbox"/>	<del>A plot plan of all improvements if not shown on the survey map.</del>
<input checked="" type="checkbox"/>	Owner's affidavit providing permission for someone to act as their agent.
<input checked="" type="checkbox"/>	<del>Approved Building Permit</del>
<input checked="" type="checkbox"/>	<del>Permits from other town, county, state or federal agencies.</del>
* <input checked="" type="checkbox"/>	Owner's Endorsement

# COPIES

# COPIES

# COPIES

COPIES?

☒ + CONSENT TO INSPECTION

Thomas & PATTY ANN ALANK

NAME OF OWNER

20-6964-00-710342

GRID NUMBER



## Town of Washington

### CERTIFICATE OF OCCUPANCY

Zoning District: RR-10

Certificate No.: 04-1065

Location of Property: 103 Christian Hill Road, Dover Plains, NY  
12522

New Single Family Residence

I have examined the premises described in the "Application for Building or Zoning Permit" No. 1065 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. 1065.

No violations on record.

Signature

Thomas J. Lior

BUILDING INSPECTOR  
TOWN OF WASHINGTON

Date Signed

8-22-05

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*

TOWN OF WASHINGTON  
BUILDING, PLANNING & ZONING  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

## Consent to Inspection

The undersigned, does hereby state:

Anthony Carbone and Barbara Carbone  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
103 Christian Hill Road Dover Plains, NY 12522  
which is shown and designated on the Dutchess County Tax Map as:

6964 - 00 - 710342

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

<input type="checkbox"/> Assessment Review	<input checked="" type="checkbox"/> Building Permit
<input type="checkbox"/> Municipal Search	<input type="checkbox"/> Planning Board Application
<input checked="" type="checkbox"/> Zoning Board of Appeals Application	

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative.

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Anthony Carbone  
Signature  
ANTHONY CARBONE

Print Name  
Dated: 07/22/2022

Barbara Carbone  
Signature  
Barbara S. Carbone

Print Name  
Dated: 07/22/2022



**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](http://www.washingtonny.org)

**CERTIFICATE OF COMPLIANCE**

Zoning District: R5

Certificate No.: 02940


Location of Property: 6964-00-710342-0000, 103 Christian Hill Rd

Property Owner: Angelo Montemorano

Description of Completed Project: Install (2) 120 Gallon LP tanks for generator

I have examined the premises described in the "Application for Building or Zoning Permit" No. 02940 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 02940 . No Violations on record.

Signature

  
Building Inspector  
Town of Washington

Date Signed

7/22/2021

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



## Town of Washington

10 RESERVOIR DRIVE  
P.O. BOX 667  
MILLBROOK, NEW YORK 12545  
(845) 677-8321

12/29/2020

Queen City Abstract  
325 Main Street  
Poughkeepsie, NY 12601

Re : 103 Christian Hill Rd Tax Grid # 6964-00-710342-0000

Owner: Angelo and Candice Montemorano

Title No: FHT 780-wc

To Whom it May Concern:

Please be advised that the above mentioned property:

This is to certify that this parcel is coded Residential: One Family Year-Round Residence (Type 210) built in 2004. Certificate of Occupancy was issued on August 22, 2005 for the house, garage, pool house, and back deck. A Certificate of Occupancy was issued on September 11, 2008 for the wood boiler. A Certificate of Occupancy was issued for the summer kitchen and bathroom in the basement on June 6, 2017. Copies are attached.

A site inspection was done on December 28, 2020. There are two sheds which do not require building permit as they are under 144 square feet.

Any improvements made after 1984 require a Building Permit followed by a Certificate of Occupancy or Compliance.

Description of property: 4.79 acres, two story house built in 2004, with 2,736 square feet, 3 bedrooms, 3.5 bathrooms, 1 fireplace, 2 kitchens including summer kitchen in basement, partial finished basement, covered porch 592 square feet built 2004, attached garage 528 square feet with unfinished space above built 2004, and detached garage 720 square feet with unfinished loft above built 2005.

A search of the Town of Washington Building Department records indicates that there are no Violations on file at this time.. Additionally, the fire department is volunteer.

Christian Hill Rd is maintained by the Town of Washington.

Sincerely,

*Nancy Patrick*

Nancy Patrick  
Zoning Administrator