



*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

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6966-00-462580-0000
Property Street Address	692 DEEP HOLLOW RD.
Number of Acres	4.26 ACRES
Zoning District from Zoning Map	RR10
Describe the Current Use of the Property.	CHURCH / RELIGIOUS
Is this property located in or near a Wetland or Wetland Buffer?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO [RAMP LOCATED ROUGHLY 370' AWAY FROM WETLANDS]
Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is this application being made for a violation that currently exists on the property?	<input type="checkbox"/> 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	ST. PETER'S CHURCH
Record Owner Mailing Address	PO BOX 1502 MILLBROOK, NY 12545
Record Owner Email Address	stpeterschurch@optimum.net
Record Owner Phone Number	845.443.3516 (?) PLS USE APPLICANT PHONE INSTEAD

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:	JULIE KALBERER TURINO
Business Name of Applicant	TURINO KALBERER ARCHITECTS
Applicant Mailing Address	PO BOX 963 MILLBROOK 12545
Applicant Email Address	julie@tkanyc.com
Applicant Phone Number	917.359.0120

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 HAVE RECEIVED A VARIANCE FOR THIS HANDICAP RAMP PROPOSAL PREVIOUSLY. REVISIONS TO THE VARIANCE NUMBERS ARE REQ'D, BECAUSE AN EAVE ON THE ENTRY OF THE CHURCH IS OVERLAPPING THE RAMP AS SUBMITTED PREVIOUSLY. ALSO, AN EXTRA STAIR TREAD WAS ADDED TO THE PORCH IN ORDER TO BRING THE STEPS TO CODE. (PREVIOUSLY TOO STEEP)

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:

WE ARE TAKING MULTIPLE PLANNING STEPS TO DE-EMPHASIZE THE RAMP ON THE FRONT OF THIS 1880'S CRAFTSMAN STYLE CHURCH, INCLUDING TURNING THE RAMP TO AN L-SHAPE (TO APPEAR SMALLER THAN A STRAIGHT RUN), ALL OPEN METAL RAILING (TO DE-EMPHASIZE BULK), + LANDSCAPING PLANNED TO SHELTER VIEW OF IT.

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:

CHURCH AS EXISTING IS NON-CONFORMING.

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

ST. PETER'S ALSO OWNS THE ADJOINING PARCEL TO THE WEST (PARSONAGE/SEXTON'S HOUSE), SO CURRENT SIDE LOT LINE IS NOT VISIBLE - THE GENERAL EFFECT IS OF A CAMPUS OF BUILDINGS, +THE CHURCH IS NON-CONFORMING IN RELATION TO THE ROAD ALREADY.

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

RAMP IS ON PIER FOOTINGS FOR LEAST DISTURBANCE TO GROUND. ALSO WOOD PLANKS USED ALLOW WATER/RAIN DRAINAGE THROUGH THE STRUCTURE. SO MINIMAL IMPACT ENVIRONMENTALLY

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

Why:

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:

NA

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

NA

Dimensions of first floor extension:

Dimensions of new second floor:

Dimensions of floor above second level:

Height (from finished ground to top of ridge):

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 NA

Please describe building areas: NEW RAMP

Number of Floors and General Characteristics BEFORE Alterations:

NA

Number of Floors and Changes WITH Alterations:

NA

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

CHURCH + PARISH HALL = 4240 SQ FT

Proposed increase of building coverage: RAMP = 97 SQ FT

Square footage of your lot: 4.26 ACRES = 185,565 sq ft

Percentage of coverage of your lot by building area: 2.33%

Purpose of New Construction

PROVIDE HANDICAP ACCESSIBILITY TO CHURCH
(CURRENTLY DOESN'T EXIST)

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):

FLAT

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?

ST. PETER'S CHURCH

AUG'21

GRANTED

Please provide copies of previously granted appeals.

(ATTACHED)

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

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.

WE HAVE A TOW BUILDING PERMIT ALREADY - THIS APPLICATION REFERENCES FRONT SETBACK CHANGES OF RAMP + PORCH TREAD

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 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 BUT WE HAVE A PERMIT THAT WILL BE

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

ENCOMPASSING THE RAMP (WAS ON ORIGINAL PERMIT APPLICATION)
Describe the construction: _____

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

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

Please list present use or operations conducted at this parcel PARSONAGE FOR CHURCH
and the proposed use NO CHANGE

_____. (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]
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

JULIE KALBERER
Printed Name

Sworn to before me this 2nd day of April, 2022

Place Notary Stamp here:



[Signature]
Signature of Notary