



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)	6964-00-790044-0000
Property Street Address	565 Halls Corners Rd, DOVER PLAINS, 12522
Number of Acres	5.1
Zoning District from Zoning Map	RR10
Describe the Current Use of the Property.	Vacant land
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	Patrick J. & Grace Thomson
Record Owner Mailing Address	565 Halls Corners Rd Dover Plains, NY 12522
Record Owner Email Address	B59RAM@gmail.com
Record Owner Phone Number	845-453-1499

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:	—
Business Name of Applicant	—
Applicant Mailing Address	565 Halls Corners Rd. Dover Plains NY 12522
Applicant Email Address	B59RAM@gmail.com
Applicant Phone Number	845-453-1499

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 need relief from the 100' side setbacks, as our lot is only 227' feet wide.
 We need 50 feet from the North side and 75 feet on the South side.

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:

Adjacent homes are set back less than 100' from the road and closer than 50' to side lines

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:

Property is too narrow to achieve 100' side setbacks.

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

yes - 4' (838 to 842')

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

N/A

Please describe building areas:

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

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

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

N/A

Proposed increase of building coverage:

N/A

Square footage of your lot:

222,360 sq ft (5 acres)

Percentage of coverage of your lot by building area:

$\sim 45,000 \text{ sq ft} = 20.2\%$ $12600 + 900 = 3500 / 222,360 = 1.6\%$

Purpose of New Construction

House - Living Area with attached garage

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 21% $8\frac{1}{2}' \rightarrow 1028' = 212' \text{ rise in } 985'$
Heavily wooded, dry

ADDITIONAL REQUIRED INFORMATION

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

____ Yes ____ NO X

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 X If yes, please furnish a copy

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

____ Yes ____ X No

Are there any proposals to change or alter land contours?

X No ____ Yes please explain.

Driveway will require some grading to attain
attain 12% slope

Are there any wetland areas or buffers on the parcel?

____ Yes ____ NO X

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

N/A Yes ____ NO ____

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

N/A Yes ____ NO ____

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

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

County Driveway permit in process

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

N/A

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

Our neighbors home is closer to our common property line than our home will be. And our home is centered on the property as much as possible.

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

Our property abuts (5) five other homes on lots of between (1) one and (8) eight acres in this (10) ten acre zone

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

Why:

This is a pre-existing lot. It's use is limited by it's slope of 21.5% (212'/985'). Only the lower (1+) one plus acres is level enough for building. We require a one level home for future wheelchair access, as we both have bad knees, and don't do stairs well.

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:

Dimensions of new second floor:

Dimensions of floor above second level:

Height (from finished ground to top of ridge):

79'4" x 44'5" w/30x30 attached garage

attic space 20 x 52

N/A

25' 2 7/16"

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: _____

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

None vacant Land.
with garage and the proposed use Single Family Home
_____. (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

Printed Name

Sworn to before me this
____ day of _____, 20____.

Place Notary Stamp here:

Signature of Notary