



*Town of  
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)	6765-00-148442-00 - primary lot 6765-00-142471-00 - adjoining lot to the north
Property Street Address	134 Stanford Rd.
Number of Acres	3.2 acres
Zoning District from Zoning Map	RM-2
Describe the Current Use of the Property.	Residential
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES <u>  x  </u> _____ 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 <u>  x  </u> _____ NO
Is this application being made for a violation that currently exists on the property?	_____ YES <u>  x  </u> _____ NO If YES, the application fee is double.

### OWNER INFORMATION

<b>Name of Record Owner(s):</b> If a corporation, LLC, Trustee, so state and submit form	Timothy Lynch and Heather Blaikie
Record Owner Mailing Address	134 Stanford Road. Millbrook, NY 12545
Record Owner Email Address	heatheroblaikie@gmail.com
Record Owner Phone Number	607-279-0370

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	
Applicant Email Address	
Applicant Phone Number	

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

  X   Applicant/Owner(s)  
       Authorized Representative

## SUMMARY OF AREA VARIANCE REQUEST

We request two variances from the required 100' property setbacks for ground mounted solar energy systems on a residential property.

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## 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 siting of the photovoltaic array is set in the back of the property where it is best obscured from roadways, vegetation and existing building structures. This siting allows the character of the historic house, barn and trees to remain intact along the frontage of Route 44/ Sharon Turnpike.

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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:

The width of the lot is less than the 200' minimum due to the property being bisected by Stanford Road. Three very large and historic trees shade the south facing roof of the house.

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

The property is well screened and visibility of the proposed project is nill. No land disturbance or tree removal is proposed.

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

There are no wetlands, flood plains or significant habitats being impacted. Per the Town's Local Law No.1 of 2018 the 'Solar Law', this type of use is defined as a Type II action under SEQR.

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

The unique size and shape of the property and the location of existing historic trees in relation to the house have driven the design type of the solar energy system to be ground mounted.

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## 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

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

Dimensions of first floor extension:

Ground mounted area approximately 36' x 3.5'

Dimensions of new second floor: N/A

Dimensions of floor above second level: N/A

Height (from finished ground to top of ridge): 7' max.

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: N/A

Proposed increase of building coverage: N/A

Square footage of your lot:

Percentage of coverage of your lot by building area: N/A

### **Purpose of New Construction**

Ground mounted solar energy system for residential use.

**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):**

Three significantly large, historic trees currently shade our house preventing a roof mounted solar energy system.

## 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.

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

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 Permit - Town of Washington

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

Initial review by Town of Washington Building Department

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

x Yes NO Improvements are shown on the screening plan.

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

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

NO Yes x 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?

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

All adjacent parcels are indicated on the survey and tax ID's are listed above

Please list present use or operations conducted at this parcel existing single family

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.

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

Heather Blaikie

Printed Name

Sworn to before me, this  
15<sup>th</sup> day of September, 2023.

Place Notary Stamp here:

Ellen C Bremiller  
Signature of Notary

ELLEN C BREMILLER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BR6202498  
Qualified in Dutchess County  
Commission Expires March 16, 2025