



*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)	135889-6966-00-493540-0000
Property Street Address	667 Deep Hollow Road, Millbrook, NY 12545
Number of Acres	23.45
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property.	Residential Rural
Is this property located in or near a Wetland or Wetland Buffer?	<input checked="" type="checkbox"/> YES <input 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?	<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	James A. Florack Tracy Kimmel
Record Owner Mailing Address	50 Central Park West, Unit 3A New York, NY 10023
Record Owner Email Address	james.florack@davispolk.com
Record Owner Phone Number	917-741-0124

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, A.I.A.
Business Name of Applicant	Turino Kalberer Architects
Applicant Mailing Address	757 Third Avenue, Flr. 20 New York, NY 10017
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

Proposed addition to existing 1810 non-conforming house to include new entry, laundry room, mudroom and porch. Proposed addition is 389 square feet. Area that requires variance is 228 square feet.

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 proposed addition is small (389 sq.ft), single story, and has been carefully configured to meld with the existing shape and profile of the house. The details have been designed to match the existing exterior, and the addition will in all ways reinforce the historic character of the house and therefore 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:

The house is from 1810 and does not conform to the modern 100 ft. setback requirement from the road.

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

The proposed addition is small, and the location will be visually in keeping with the historic character of the house.

The existing laundry area to be removed is 225 sq.ft.

The overall area of the new addition- including the demolition area and porch and steps- is 614 sq.ft.

The new, expanded area of the addition is 389 sq.ft, but the area that requires a variance is 228 sq.ft.

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

The area of the proposed addition was long ago turned into lawn. Though a foundation will be necessary, there will be no re-grading involved which will change the existing topography.

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

1810 Pre-existing non-conforming house, is closer than 100 ft to front setback

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:

Current porch and laundry room, and rear concrete landing and steps

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

Dimensions of first floor extension:

Irregular, see plans, total 389 square feet

Dimensions of new second floor:

N/A

Dimensions of floor above second level:

N/A

Height (from finished ground to top of ridge):

Height of addition: 10' + 3' Decorative Railing

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

No Basement/ 1st Flr. is 21" above grade (matches existing 1st floor)

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: Existing Colonial House, 2 Floors

Number of Floors and General Characteristics BEFORE Alterations:

Historic 1810 House/ Non-conforming to current setback requirements/ Pre C of O status

Number of Floors and Changes WITH Alterations:

Remove existing 1 story laundry room and porch and expand to a new 1 story laundry room, mudroom, entry and porch.

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

10,174 sq.ft

Proposed increase of building coverage:

389 sq.ft

Square footage of your lot:

1,021,482 sq.ft

Percentage of coverage of your lot by building area:

Existing: 0.996% Proposed: 1.03%

Purpose of New Construction

Addition to house to provide more space including new entry, laundry room, and mudroom with closets

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):

Rolling hill pasture land typical, land contours are not an issue

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

Dutchess Land Conservancy

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 _____ N/A

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

_____ Yes _____ NO _____ N/A

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

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

Town of Washington Building Department _____

Town of Washington Zoning Board of Appeals

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

Yes, Dutchess Land Conservancy

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 *see plot plan by architect
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 Existing non-conforming single family home, built 1810 and the proposed use same, with addition containing mudroom, laundry, and new entry. (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/Authorized Agent
Agent must submit Owner Authorization Form

Printed Name JULIE KALBERER

Sworn to before me this 16th day of JUNE, 2024.

Place Notary Stamp here: KEMLY PIERRE
Notary Public - State of New York
No. 02P16356339
Qualified in Kings County
My Commission Expires 04/03/2025

Signature of Notary