



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)	135889-6766-00-364229-0000
Property Street Address	322 Valley Farm Rd
Number of Acres	1.40
Zoning District from Zoning Map	RR10
Describe the Current Use of the Property.	Family Residential
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES ___X___ ✓ ___ 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 ___X___ ✓ ___ NO
Is this application being made for a violation that currently exists on the property?	_____ YES ___X___ ✓ ___ NO 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	Valley Farm Doodletown, LLC & Brian Schartz
Record Owner Mailing Address	322 Valley Farm Rd Millbrook, NY 12545
Record Owner Email Address	brian.schartz@gmail.com
Record Owner Phone Number	818-632-7768

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	Halton Construction Inc
Applicant Mailing Address	873 Hollow Rd Salt Point, NY 12578
Applicant Email Address	JACOB@HALTONCONSTRUCTIONINC.COM
Applicant Phone Number	845-514-5972

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

Side setback for building a new garage

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:

No, building will mimick house architecture

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:
Location of the garage is limited due to site. Proposed location is the best layout for the property.

3. The amount of relief requested is not substantial because:
The residence currently does not have a garage structure on the property.

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

It will be designed with the house architecture in mind.

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

The current residence does not have a garage.

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:

Rear shed

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

Dimensions of first floor extension: 37' 4" x 41' 4"

Dimensions of new second floor: _____

32' x 26'
Dimensions of floor above second level: N/A

Height (from finished ground to top of ridge): 25' 1"

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor: NO

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

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: $7,570 + 192 = 7762$

Proposed increase of building coverage: 832'

Square footage of your lot: APPROX. 56,011.27 SQ FT

Percentage of coverage of your lot by building area: 15.34%

Purpose of New Construction

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):

The site is 1.4 acres and limited.

ADDITIONAL REQUIRED INFORMATION

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

_____ Yes NO not aware

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.

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.

377 Valley Farm Rd

Residential House

Please list present use or operations conducted at this parcel _____ and the proposed use existing single family

_____. (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

Jacob Angell
Printed Name

Sworn to before me this 26th day of March, 2025.

Place Notary Stamp here:

[Signature]
Signature of Notary

THOMAS N.N. ANGELL
Notary Public, State of New York
No. 02AN4758463
Qualified in Dutchess County
Commission Expires Mar. 30, 2026