



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)	135889-6565-00-844891-0000
Property Street Address	5028-5030 Route 82 Salt Point NY 12578
Number of Acres	.68
Zoning District from Zoning Map	RL-5
Describe the Current Use of the Property.	Multi-Family Residential
Is this property located in or near a Wetland or Wetland Buffer?	YES ☒ 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 ☒ NO
Is this application being made for a violation that currently exists on the property?	YES ☒ 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	Jonathan W. Bachman, Teri A. Bachman Stanley R. Bachman, Gloria A. Bachman
Record Owner Mailing Address	5028-5030 Route 82 Salt Point, NY 12578
Record Owner Email Address	Johbach1@yahoo.com
Record Owner Phone Number	845-380-8115

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:

☒ Applicant/Owner(s)
☐ Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

Area Variance to allow rental of existing guest house.
The rental of guest house would be a residential rental.

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 guest house is already existing.

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:

existing property pre-dates zoning.

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

property is already existing.

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

property is already existing.

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

Property pre-existed zoning requirements.

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:

N/A

Dimensions of new second floor:

Dimensions of floor above second level:

N/A

Height (from finished ground to top of ridge):

N/A

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:

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:

N/A

Percentage of coverage of your lot by building area:

N/A

Purpose of New Construction

N/A

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):

Property is .68 acres and 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?

Stanley R. Bachman 5/2/2000 granted

provide copies of previously granted appeals.

Please

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

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.

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

N/A

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.

Please list present use or operations conducted at this parcel Owners residential - multi-family house and guest house and the proposed use Multi-family residence w/ rental cottage. (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

Jonathan Bachman
Printed Name

Sworn to before me this
20 day of July, 2026.

Place Notary Stamp here:

Cortney S. Nazak
Signature of Notary

