16

Town of Washington

TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
10 Reservoir Drive • P.O Box
667 Millbrook, NY 12545 •
(845) 677-3419 EXT 116 •
zba@washingtonny.gov

AREA VARIANCE APPLICATION FORM

Application to the Town of Washington
Zoning Board of Appeals for an Area Variance

Town of Washington

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer

SUMMARY OF AREA VARIANCE REQUEST

Memorandum included as addendum to submission.
This area variance is requested to legalize the use of an existing manufactured home.

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:

See memorandum.
The home has been in existence for 17 years with no complaints and no detrimental impact on neighboring properties.

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:

See memorandum.
The applicants have thoroughly investigated all alternatives and have not found any feasible options and are requesting this variance as the only viable path to achieve legalization for an existing structure.

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

See memorandum.

We acknowledge that the amount of relief requested in substantial based on the existing acreage. However, the lot dimensions are fixed and unchangeable and the use and structure have remained unchanged and co-existed with its surroundings for 17 years without any detrimental effects to the community.

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

See memorandum.

Because the application involves no new construction, land disturbance, or expansion. The structure already exists and granting the variance will not increase its footprint, height, or intensity of use. No changes to the septic, well or other infrastructure capacity are proposed. Because the structure is currently unoccupied, the granting of the variance would, at most, restore a previously existing and previously permitted use rather than introduce any new environmental or physical burden.

5. Has the alleged difficulty been self-created? _____Yes, or ____x__No Why:

See memorandum.

No. The original construction was permitted, reviewed and approved by the board as emergency housing. The boards previous decision is in itself evidence that the property's physical constraints previously warranted relief; those constraints are unchanged. In addition, the undersized nature of the Washington parcel is an inherent, pre-existing characteristic of the lot itself -- and it was not created by any acts of the applicants.

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:

None.

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

Dimensions of first floor extension:

Dimensions of new second floor:

No new construction is proposed as part of this action.

Dimensions of floor above second level:

Height (from finished ground to top of ridge):

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

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: Two bedroom manufactured home.

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

Home is one floor, attached to a slab foundation with its own private well and septic system.

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

No changes are proposed.

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:
Approximately, 1,344 square feet.

Proposed increase of building coverage:
No change.

Square footage of your lot:
No chance

Percentage of coverage of your lot by building area:
Approximately, 4.8%

Purpose of New Construction
No new construction proposed.

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):
Relatively flat.

ADDITIONAL REQUIRED INFORMATION

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

Such appeal(s) was (were) in the form of
__x__A requested interpretation
_____A request for a variance

Name of Owner:	Date	Was appeal granted or denied?
Matthew Pfisterer & Lisa Lahey-Pfisterer	12/2025	Granted w/re resolution overturning the building inspectors determination.

Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?
_____Yes __x__NO_____ 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.

Are there any wetland areas or buffers on the parcel?
__x__Yes _____NO_____

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

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

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

An application has been made to the Town of Washington Planning Board.

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 __x__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 __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.

Please list present use or operations conducted at this parcel Adjacent owned parcel is used as a primary residence for the owners. **and the proposed use** _____. (i.e.: existing single family, proposed: same with garage, pool or other)

The proposed use for this application is its continued use as a residence.

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.

Matthew Fisterer
Lisa Lahey

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

Matthew Fisterer
Lisa Lahey

Printed Name

Sworn to before me this
10th day of October, 2026.

Place Notary Stamp here:

CORTNEY S NAZAK
Notary Public - State of New York
NO. 01NA0045143
Qualified in Dutchess County
My Commission Expires Dec 24, 2029

Cortney S. Nazak

Signature of Notary