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 - 6963 - 00 - 847897
Property Street Address	507 Halls Corners Road Dover Plains, NY 12522
Number of Acres	6.25
Zoning District from Zoning Map	SR
Describe the Current Use of the Property.	vacant land to build a home on.
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 If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Mary McGhee Malidhi McGhee
Record Owner Mailing Address	39 May Lane Dover Plains, NY 12522
Record Owner Email Address	
Record Owner Phone Number	

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

Requesting to place a home on the property. The property is only 200-250ft wide and we would like to decrease the 100ft set back to 40.9 (final number TBD) so we can place the home on the lower end of the property. Will attach our current SDS-plan.

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:

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 property is 200-250 ft wide and we would like to place a home on it but would need the side set back to be less than 100 ft.

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

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

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

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:

Dimensions of new second floor:

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:
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:

Proposed increase of building coverage:

Square footage of your lot:

Percentage of coverage of your lot by building area:

Purpose of New Construction

To place a home on our land. House dimensions will be about 54 x 33

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):

sloped & wooded land but cleared at front of property.

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 __X__Yes please explain.
Will be altering the ground to place well, septic, foundation, etc when ready to build.

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_____

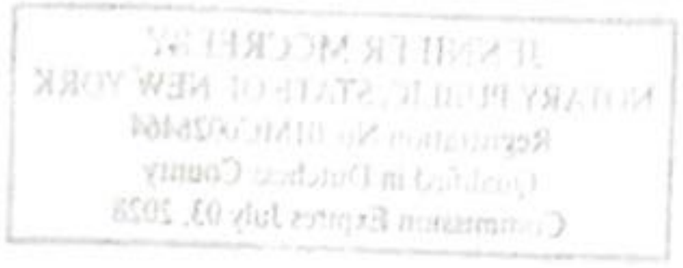
If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

_____ Yes _____NO_____

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

_____Yes_____ NO_____ If yes, provide which agency and the type of application.

Dutchess county Board of health approval.



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

_____

_____

_____

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 empty land **and the proposed use** build single family home. (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.

Mary McGhee

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

Mary McGhee

Printed Name

Malich McGhee

Sworn to before me this
13 day of October, 2020.

Place Notary Stamp here:

Signature of Notary

JENNIFER MCCREERY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC0026464
Qualified in Dutchess County
Commission Expires July 03, 2028