

3. Will the requested variance, if granted, alter the essential character of the neighborhood?
4. Is the alleged hardship self-created?

Town Of Chester Zoning Board of Appeals  
1786 Kings Highway, Chester, New York 10918  
Phone: (845) 469-7000, ext. 308 Fax: (845) 469-9242

**APPLICATION TO THE ZONING BOARD OF APPEALS**

**PART I: OWNER INFORMATION**-Please type or print below

DATE: 7/31/17

Property Location: 24 Pewter Circle, Chester, NY 10918

Owner(s) of Record: Full name(s) David and Melissa Annucci

Home Phone#: (845) 610 - 3487 Work #: ( ) - Cell #: (845) 820 - 3517

Email address: dscotta@aol.com

Mailing Address of Owners(s): same

City, State, Zip Code: same

**PART II: AGENT INFORMATION**- If applicable (Please attach Owner Authorization letter)

Agent Name: \_\_\_\_\_

Work #: ( ) - Cell #: ( ) -

Email address: \_\_\_\_\_

Mailing Address of Agent: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

**PART III: ATTORNEY INFORMATION**

Attorney for Applicant: \_\_\_\_\_

Mailing Address of Attorney: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_ Phone # ( ) -

**PART IV: APPLICATION DETAILS**

**Note: If this application is being made by someone other than the owner, the owner must sign the owner's authorization attached to this document.**

Orange County Tax Map Number: 204-97 Section/Block/Lot \_\_\_\_/\_\_\_\_/ 26

Zoning District: SR-2 Lot Size 14,578 sf

**Type of Variance Sought:** (check one or more)

☒ Area Variance

☐ Use Variance

☐ Interpretation

**Referred by:**

☐ Planning Board

☐ Code Enforcement Officer

State in factual terms the exact manner in which applicant seeks from the Zoning Board of Appeals:

Zoning law requires a 15' setback from edge of swimming pool to rear and side property lines.

We are requesting a 8' variance from the rear property line (edge of pool would be located 7' from the rear property line).

15' setback from side property lines will be maintained.

10' setback from house to edge of pool will be maintained.

A summary statement of the practical difficulty because of the existing zoning regulations for the subject premises as follows:

Installation of a 16' wide swimming pool would require the removal of approximately 4' of an existing patio, walkway and retaining wall if the existing 15' rear setback is maintained.

Describe any circumstances supporting this application:

Has a variance or special exception use ever been applied for on this property?

☐ Yes ☒ No

If yes, indicate the Zoning Board of Appeals date of decision: \_\_\_\_\_

Is the subject property located within 500 feet of any of the following?

☐ Town or Village boundary line (if yes, indicate which Town or Village : \_\_\_\_\_)

☐ State road, park, or other recreational facility

☒ County Road or right of way

☐ Federal owned property

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OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, \_\_\_\_\_  
OWNER

residing at \_\_\_\_\_  
OWNER ADDRESS

being the owner of premises \_\_\_\_\_  
PROPERTY LOCATION

also known as Orange County Tax Map #: \_\_\_\_\_  
TAX MAP

hereby authorize \_\_\_\_\_  
AGENT

whose mailing address is \_\_\_\_\_  
AGENT ADDRESS

to appear on my behalf before the \_\_\_\_\_  
of the Town of Chester, and to file any documents required with reference to my  
application for \_\_\_\_\_

I hereby agree to allow my agent, whose name appears above, to act on my behalf and I further  
agree to abide by any requirements imposed by this Board as a condition of their approval.

\_\_\_\_\_  
OWNER SIGNATURE

Sworn to before me this \_\_\_\_\_

Day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) David Annucci

grant permission for members of the Zoning Board of Appeals and/or representatives of same Board to make a site visit on my property should they deem it necessary to review my application. The property location is:

24 Pewter Circle, Chester, NY 10918

Signed,



Date:

7/31/17

**Town of Chester  
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**Interpretation Only**

**A request for an interpretation is made for the following reason:**



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**Area Variance Only**

**Please answer the following:**

Will there be an undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted?

No

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Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

No

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Is the variance is substantial?

No

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Will the variance have an adverse impact on physical or environmental conditions in the neighborhood or district?

No

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Is this a self-created difficulty?

No

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**Use Variance Only**

**Please answer the following:**

The applicant cannot realize a reasonable return, provided that the lack of return is substantial as demonstrated by competent financial evidence.

The alleged hardship unique relating to the property in question, and does not apply to a substantial portion of the district or neighborhood.

Will the use variance, if granted, alter the essential character of the neighborhood?

Has the alleged hardship been self-created?