

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:** 7/26/17

Property Location: 1 Arthur Road

Owner(s) of Record: Full name(s) Dmitry Libman

Home Phone#: (    )    -    Work #: (    )    -    Cell #: ( 860 ) 227 - 8795

Email address: dlibman1@gmail.com

Mailing Address of Owners(s): 1 Arthur Road

City, State, Zip Code: Chester, NY 10918

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

Agent Name: LAN Associates, Engineering, Planning, Architecture, Surveying, LLP (Peter Manouvelos, RA)

Work #: (845) 615 - 0350    Cell #: (    )    -

Email address: peter.manouvelos@lan-nj.com

Mailing Address of Agent: 252 Main Street

City, State, Zip Code: Goshen, NY 10924

**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: \_\_\_\_\_ Section/Block/Lot 20 / 3 / 8

Zoning District: SR-2 Lot Size 17.962 SF

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

☒ Area Variance

☐ Use Variance

☐ Interpretation

**Referred by:** Building Department

☐ Planning Board

☒ Code Enforcement Officer

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

Proposed two-story addition impacts side yard setback. Applicant seeks an area variance for existing lot.

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

The existing property pre-dates current zoning code.

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, Dmitry Libman  
OWNER  
residing at 1 Arthur Road, Chester, NY 10918  
OWNER ADDRESS  
being the owner of premises 1 Arthur Road, Chester, NY 10918  
PROPERTY LOCATION  
also known as Orange County Tax Map #: 20-3-8  
TAX MAP  
hereby authorize LAN Associates, Engineering, Planning, Architecture, Surveying, LLP  
AGENT  
whose mailing address is 252 Main Street, Goshen, NY 10924  
AGENT ADDRESS  
to appear on my behalf before the Zoning Board  
of the Town of Chester, and to file any documents required with reference to my  
application for area variance

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 31<sup>st</sup>  
Day of July, 2017

**RACHEL CORTIJO**  
Notary Public, State of New York  
No. 01CO6323600  
Qualified in Dutchess County  
Commission Expires April 20, 2019  
Notary Public 

ZONING BOARD OF APPEALS

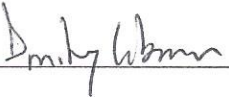
OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Dmitry Libman

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:

1 Arthur Road, Chester, NY 10918

Signed,



Date:

7-31-17

**Town Of Chester  
Zoning Board of Appeals  
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Chester, New York 10918  
(845) 469-7000, Ext. 308**

**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. Character of neighborhood shall remain the same.

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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?

Yes.

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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. The lot is an existing non-conforming lot.

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