

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: 3-2-17

Property Location: 207 GREYCOURT ROAD  
Owner(s) of Record: Full name(s) JOHN H WALL  
Home Phone#: (718) 974 2996 Work #: (845) 353-9711 Cell #: (718) 974 2996  
Email address: JOHN H WALL @ HOTMAIL . COM  
Mailing Address of Owners(s): 20 DEMAREST AVE  
City, State, Zip Code: WEST NYACK, N.Y. 10994

**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**

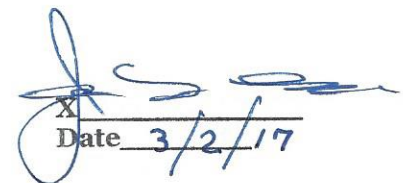
**Note: If this application is being made by someone other than the owner, the owner must sign the owner's authorization attached to this document.**

Orange County Tax Map Number: \_\_\_\_\_ Section/Block/Lot 3 / 1 / 9.321  
Zoning District: 1 Lot Size OVER 2 ACRES

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

- ☐ Area Variance  
☐ Use Variance  
☒ Interpretation

**Referred by:**

  
Date 3/2/17

☐ Planning Board

☒ Code Enforcement Officer

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

BE ALLOWED TO USE BARN BASEMENT FOR  
DRIVING OR REMOTE CONTROL MINATURE  
REMOTE CONTROL (RC) CARS IN A TRACK  
CONFIGURATION. EDUCATION IN USE OF  
R/C CARS, REPAIRING, MAINTENANCE, SAFETY,  
SPORTSMANSHIP ETC TO  
ALSO TO USE EXTERIOR YARD FOR

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

BELIEVED TO BE A PERMITTED USE  
FOR THIS EXTREMELY REMOTE LOCATION.  
THIS IS A LARGE BARN NOT SUITABLE  
FOR MOST OTHER USES.

Describe any circumstances supporting this application:

THIS PROPERTY HAS BEEN USED FOR  
THIS SAME OWNER FOR PERSONAL  
USE SINCE PURCHASE 2-3-83  
THE ONLY NEIGHBOR WITHIN 300'  
OF THIS BARN IS THE JOHNSON FARM CORN  
FIELDS. APPROXIMATELY 300 ACRES

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

X   
Date 3/2/17

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print)

JOHN H. WALL

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:

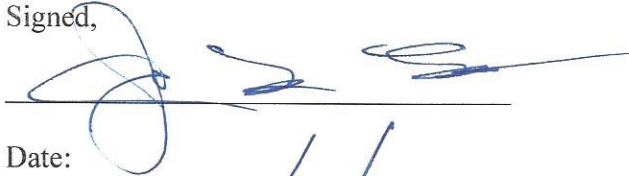
BASEMENT OF BARN & SIDE

YARD AT 207 GREYCOURT ROAD, Chester.

I Request THAT VISITORS Be


ACCOMPANIED BY ME WITH ADVANCE APPT.

Signed,



Date:

3/2/17



Date 3/2/17




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Interpretation Only

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

CODE ENFORCEMENT OFFICER  
STATES "NO APPROVAL" AT THIS  
LOCATION

  
X  
Date 3/2/17

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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

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

NO

Is the variance is substantial?


NO

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

No

Is this a self-created difficulty?

No

  
Date 3/2/17

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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.

BARN NOT USABLE FOR OFFICE

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

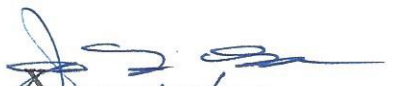
THIS IS A BARN

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

NOT ON BIT

Has the alleged hardship been self-created?

No

  
Date 3/2/17