

3. Will the requested variance, if granted, alter the essential character of the neighborhood? NO
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: 7-6-17

Property Location: 121 Sugarloaf Mtn Rd, Chester, N.Y 10918

Owner(s) of Record: Full name(s) Jeffrey Zahn

Home Phone #: (845) 610 3521 Work #: () - Cell #: () -

Email address: JeffZahn1@gmail.com

Mailing Address of Owners(s): (same)

City, State, Zip Code: _____

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 15 / 1 / 56.11

Zoning District: AR3 Lot Size 4 acres

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:

owner would like to put up a 11x15 wood gazebo from Grey's Woodworking.

- just for recreation use - no electricity

- placed near owner's pond, away from house and roads.

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

Gazebo to be placed on side/front yard.

Chester doesn't allow buildings on front yard.

Describe any circumstances supporting this application:

- Gazebo is beautiful, natural pine and will beautify neighborhood.
- Gazebo is well off all roads and ~~from far from~~ house
- Gazebo is almost entirely hidden from all roads - only 25ft. ^{viewing} opening.
- Gazebo is entirely hidden from all neighbors.
- Gazebo will have no electricity - only used for recreational, part time use.

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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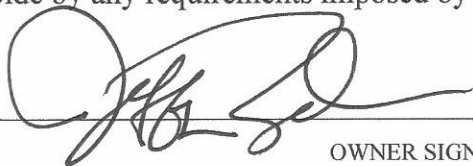
OWNER AUTHORIZATION

STATE OF NEW YORK

COUNTY OF ORANGE

I, Jeffrey Zahn OWNER
residing at 121 Sugarloaf Mt. Rd., Chester, N.Y. 10918 OWNER ADDRESS
being the owner of premises (same) PROPERTY LOCATION
also known as Orange County Tax Map #: 15, 1, Lot 56.11 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 6th
Day of July, 20 17


Notary Public

TANYA MCPHEE
Notary Public, State of New York
No. 01MC6125566
Qualified in Orange County
Commission Expires April 18, 20 21

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Jeff Zahn

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:

121 Sugarloaf Mtn Rd
Chester, N.Y 10918

Signed, 

Date: 6/7/17

**Town Of Chester
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1786 Kings Highway,
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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

This gazebo will enhance and beautify neighborhood.

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 neighbors can see gazebo - it is hidden

Is this a self-created difficulty?

yes