

Town Of Chester Zoning Board of Appeals
1786 Kings Highway, Chester, New York 10918
Phone: (845) 469-7000, ext. 338 Fax: (845) 469-9242

APPLICATION TO THE ZONING BOARD OF APPEALS

PART I: OWNER INFORMATION-Please type or print below

DATE: 16-Mar-2023

Property Location: 38 Ayr Road, Chester, NY, 10918

Owner(s) of Record: Full name(s) AKRAM SIDHU

Home Phone#: () - Work #: () - Cell #: (302) 723 - 2173

Email address: Akramsidhu@gmail.com

Mailing Address of Owners(s): 38 Ayr Road,

City, State, Zip Code: Chester, NY, 10918

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 ____/____/____

Zoning District: _____ Lot Size _____

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:

I am writing to seek a fence variance for my single family home at 38 Ayr Road, Chester, NY, 10918. Fence and gate in the front yard range from 4.5 - 5 feet in height instead of the allowed height of 4 feet.

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

We recently bought this property with the fence already installed by the previous owners. In order to comply with the existing zoning regulations, we will have to either remove the fence & gate completely from the front yard or lower it down. This would require a lot of work & financial burden on us. Additionally, it will lower the aesthetics of this property and the neighborhood.

Describe any circumstances supporting this application:

In line with the zoning regulations, the current fence and gate are professionally installed, sturdy & in good shape. The fence and gate are see through & do not block any views of the property & add to the aesthetics of the house & neighborhood. (See pictures)

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