

**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: 4/28/21

Property Location: 53 Gibson Hill Rd - Chester ny. 10918

Owner(s) of Record: Full name(s) Jason Hartman

Home Phone#: (201) 522-7534 Work #: ( ) - Cell #: ( ) -

Email address: Jason9080@hotmail.com.

Mailing Address of Owners(s): 53 Gibson Hill Rd Chester ny 10918

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

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

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

Work #: ( ) - Cell #: ( ) - N/A

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

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

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

**PART III: ATTORNEY INFORMATION**

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

Mailing Address of Attorney: N/A.

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 / 8.2

Zoning District: AR 3. Lot Size 3.1 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:

Seeking permission to put up a fence. approx 108 ft long to hide the eyesore, zombie, disheveled house next door to my residence.

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

The house next door to me is a complete eyesore. It's a zombie house - no one lives there. I take pride and care of my home and I feel this is bringing down my value.

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

ZONING BOARD OF APPEALS

OWNERS AUTHORIZATION FOR A SITE VISIT

I (Please print) Jason Hartman

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:

53 Gibson Hill Rd Chester Ny 10918  
Section - 15 / Block - 1 / Lot - 8.2.

Signed,



Date:

4/28/21

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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?

N/A

Is the variance is substantial?

NO but possible for the front of the house.

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

NO

Is this a self-created difficulty?

yes - this is something we feel we need to do to help cover the eyesore of the house next door.

53 Gibson Hill Rd – Fence – Front of House, Right Side

Section 15

Block 1

Lot 8.2

I have been living at 53 Gibson Hill Rd) road for 11 years now.

The house next door (57 Gibson Hill Rd) to me has been a "zombie" house ever since. From the outside, it looks like its uninhabitable. Over the years the town has issued a couple violations however at this point the house should be torn down.

I moved into my house in January of 2010. Nobody has lived next door since then. I love our town and I have invested so much money into my house. I just can't believe that this would be allowed to go on for all these years. The house has no working septic. There is a building in the back that is collapsed with electric wires running to it.

There is a shed with large holes in the roof. I have personally seen animals walking in and out of the house.

I have offered this guy cash for his house several times throughout the years and had no luck.

I would like to put up a 6 ft fence on my property to help hide the disheveled structure. It's a complete eyesore.

**Scope of the Project:** We would like to put up fencing covering approximately 108 feet.

The fence we will be using is a 6ft high/ 8 ft wide Severe Weather Pressure Treated Spruce Pine Fir Dog Ear Fence Paneling.

Every 8 ft, a 4x4 post with cement footings for extra support. Each post will be 3 ft deep. Once complete, ground will be grated. Only 5 ft of fence will be shown, as we plan to plant trees in the front for more curb appeal.

JASON HARTMAN

201-522-7536. (cell)

