

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: _____

Property Location: 6 Derosé Lane Chester NY 10918

Owner(s) of Record: Full name(s) Ryan Marrone

Home Phone#: () - Work #: () - Cell #: (845) 325 - 1750

Email address: Ryan.Marrone@yahoo.com

Mailing Address of Owners(s): 6 Derosé Lane

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 34 / 1 / 2

Zoning District: SR2 Lot Size 212 X 135

28,620 SF.

Type of Variance Sought: (check one or more)

☒ Area Variance

☐ Use Variance

☐ Interpretation

Referred by:

☐ Planning Board

☒ Code Enforcement Officer Alexa Burchianti - Building Inspector

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

I'm requesting to install a 24ft above ground swimming pool and seeking an area of variance relief for pool placement on my property. The pool is 9.5 ft off the rear wooded property line. Due to town requirements I'm requesting a 6 ft variance relief. All other pool placement dimensions meet the town set back requirements. (see property diagram)

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

Due to property line configuration and retaining wall placement the pool can only be placed in specified area.

Describe any circumstances supporting this application:

This area of the property has previously been configured for a pool the property was leveled and electrical was run by previous owners for a pool. A 30 ft semi circle retaining wall has been constructed around previous pool.

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) Ryan Marrone

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:

6 Derosé Lane Chester NY 10918

Signed,



Date:

6/19/2020

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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 requesting a 6ft variance off wooded property line.

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~~ NO property line slopes towards wooded area.