

**440 Black
Meadow Road**

Our Home

- 4.8-acre lot
- Single family home
- Several detached garages, one of which has its own driveway and electrical connections



What We'd Like To Do

We're requesting an area variance to subdivide our 4.8 acre lot into two lots: one 3-acre lot with our current dwelling, and one 1.8-acre lot with our back garage.

The back garage is about 1,000 square feet. The previous owners used it as a workshop, but we don't. To prevent it from falling into disrepair, we'd like to convert it into a single-family home. This would add a new tax-paying family to the neighborhood and town!

Layout of Our Property



The 2nd Driveway and Property



Separate driveway with its own electricity.



~ 1,000 square foot existing structure.

Area Variance Criteria

1. Will granting this variance produce an undesirable change in character or a detriment to the neighborhood?

Nope! There are several other houses in the neighborhood that contain single-family homes on smaller lots.

386 Black Meadow Road

- 12-1-54.1
- AR-3 zoning
- .92 acres
- SWIS 332289
- Subdivided as part of LT 1 DILTZ
SUB MAP 10322



458 Black Meadow Road

- 12-1-32.21
- AR-3 zoning
- 1.6 acres
- SWIS 332289
- Subdivided as part of LT 1
STRAUB SUB MAP 5910
TRUSTEES 4/5/05



483 Black Meadow Road

- 12-1-81
- AR-3 zoning
- 1 acre
- SWIS 332289
- Subdivided as part of LT 1
STRAUB SUB MAP 241-01



487 Black Meadow Road

- 12-1-80
- AR-3 zoning
- 1 acre
- SWIS 332289
- Subdivided as part of LOC 1
STRAUB SUB MAP 241-01



492 Black Meadow Road

- 12-1-33.1
- AR-3 zoning
- 1.5 acres
- SWIS 332289
- Subdivided as part of LT 1
STRAUB SUB MAP 8259



506 Black Meadow Road

- 12-1-79.12
- AR-3 zoning
- 1.4 acres
- SWIS 332289
- Subdivided as part of LT 2
STRAUB SUB MAP 273-99



518 Black Meadow Road

- 16-1-26
- AR-3 zoning
- 1.1 acres
- SWIS 332289



558 Black Meadow Road

- 16-1-25.1
- AR-3 zoning
- 1 acre
- SWIS 332289
- Subdivided as part of LT 8 THE
PINES OF CHESTER ROBERT
TODD PALUMBO TRUSTEE



2. Can the benefit sought by the applicant be gained by any other feasible alternatives?

Nope! The back garage is **too far** from the main house to be used for anything but storage. We already have a garage we use for **storage** connected to the house, so it's not really needed for this purpose.

Its distance from the main house also precludes it from becoming **additional living space**. We couldn't feasibly build a hallway or breezeway to connect the structures.

3. Is the relief requested substantial to the Ordinance requirements?

Nope! The finished second lot would be 1.8 acres, more than half of the required 3-acre minimum, and more than any of the previously mentioned small lots already on Black Meadow Road.

4. Will the relief requested have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Nope! Converting this parcel shouldn't bring any impact that isn't already brought by similar houses on similar lots. The driveway is **already paved** and the existing garage already has a foundation, so we wouldn't be adding any **impervious surfaces**. The only additions to the lot would be septic and well systems.

5. Is the relief requested a result of a self-created difficulty?

Nope! When we purchased our home in 2018, all the structures -- the main dwelling, the back garage, each of their driveways, and each of their electrical connections -- were **already built**.

Looking Forward

Chester accepted us with open arms.
We love Black Meadow Road and the
entire neighborhood. We're not
looking to disrupt the community in
any way, just to add to it!



Thank you!