

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: 7/1/2015

Property Location: 261 PINE HILL ROAD, CHESTER, NY
Owner(s) of Record: Full name(s) CHRIS RODNEY & LAURENE IANMATED
Home Phone#: (845) 469-2017 Work #: () - Cell #: (973) 796-8781
Email address: doxielt@yahoo.com
Mailing Address of Owners(s): 261 PINE HILL ROAD
City, State, Zip Code: CHESTER, NY 10918

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

Agent Name: JOSEPH MATTA - MASTERWORK HOME
Work #: () 845-294-9792 Cell #: () 845-283-3023
Email address: JMATT@MASTERWORKHOME.COM
Mailing Address of Agent: 97 RT. 116
City, State, Zip Code: CAMPBELL HALL, N.Y. 10916

PART III: ATTORNEY INFORMATION

Attorney for Applicant: N/A
Mailing Address of Attorney: _____
City, State, Zip Code: _____

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: 9495 Section/Block/Lot 16/ 1 / 66.212
Zoning District: AR-3 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 remedy from the Zoning Board of Appeals:

RELIEF IS REQUESTED FROM THE FRONT SETBACK
REQUIREMENT OF 50' FOR THE PURPOSE OF
CONSTRUCTING A NEW ENTRY PORCH OF 8' DEPTH
REDUCING THE SETBACK TO 42' (SEE ATTACHED)

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

THE EXISTING PROPERTY LINE SET BACK IS 43'
FROM PINE HILL ROAD. THE EXISTING HOUSE
SETBACK IS 50' FROM THE PROPERTY LINE.
THE PROPOSED PORCH ADDITION WILL PROVIDE
NECESSARY COVER TO THE ENTRY WHICH CAN ONLY BE
ACCOMPLISHED THROUGH THE VARIANCE REQUESTED

Describe any circumstances supporting this application:

A VARIANCE WAS PREVIOUSLY GIVEN FOR A GARAGE
WITH APPROXIMATELY 7' SETBACK FROM
PROPERTY LINE. THE REQUESTED RELIEF WOULD
STILL PROVIDE SOME 485' SETBACK FROM PINE HILL
ROAD

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, Christopher Rodney + Laurene Tammattio
residing at 261 Pine Hill Road Chester NY 10918
being the owner of premises 261 Pine Hill Road Chester NY 10918
also known as Orange County Tax Map #: 16-1-66.212
hereby authorize Joe Matta
whose mailing address is 97 Route 416 Campbell Hall, NY 10916
to appear on my behalf before the Zoning Board Assn (ZBA)
of the Town of Chester, and to file any documents required with reference to my
application for Area Variance

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.

Laurene Tammattio
Christopher Rodney
OWNER SIGNATURE

Sworn to before me this _____

Day of _____, 20____

Notary Public

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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?

NOT DISCERNABLE FROM 45' ROAD SETBACK

Can you achieve your goals via a reasonable alternative which does not involve the necessity of an area variance?

No

Is the variance substantial?

MINOR IN NATURE AND 35' LESS THAN PREVIOUSLY GRANTED RELIEF FOR EXISTING GARAGE

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, THIS IS A FLAG LOT WITH SUBSTANTIAL (443') SETBACK FROM ROAD. SETBACK DISTANCE WAS CREATED WITH LOT APPROVAL