

**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:** 4-27-21

Property Location: 22 BIANCA BLVD CHESTER NY 10918

Owner(s) of Record: Full name(s) QEMAL XHARO

Home Phone#: (212) 610-3256 Work #: (347) 446-7240 Cell #: ( ) -

Email address: qemalxharo@yahoo.com

Mailing Address of Owners(s): 22 BIANCA BLVD CHESTER NY

City, State, Zip Code: CHESTER NY 10918

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

Agent Name: ~~JULIE BELL~~

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 WANT THE FENCE FROM POINT B TO A, INSTEAD OF 4', TO BE 6'. YES, THIS IS THE FRONT OF THE HOUSE, BUT THIS AREA IS UP ABOVE THE HOUSE LEVEL ABOUT 50' AND COVERED WITH TREES.

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

Describe any circumstances supporting this application:

THIS PORTION OF THE FENCE IS NOT GOING TO BE SEEN FROM THE DEAD END AREA ITS COVERED WITH TREES. I'VE PLANTED TREES IN MY PROPERTY AND THEY'RE DESTROYED BY BEARS, IF THE FENCE WILL BE 4'.

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: 4-8-21

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) DEMIA XHARO

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:

22 BIANCA BLVD  
CHESTER KY 40318

Signed,



Date:

4-27-21



**ZONING BOARD OF APPEALS  
INTER-COMMUNITY IMPACT FORM  
239 DISCLOSURE**

Applicant Name Qemal Xharz

Property Address 22 BIANCA BLVD. CHESTER NY 10918

The law requires that certain applications be provided to neighboring communities and to the County. Please state if any of the following are applicable:

1. This property is within 500 feet of any other municipality (including any other Town or Village)?  
NO ☒ YES ☐ if you answered yes, which other municipality or municipalities?

2. Is the property within 500 feet of any of the following?

☒ The boundary of any existing or proposed county or state park or any other recreation area

☒ The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway; or

☒ The existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines; or

☒ The existing or proposed boundary of any county or state owned land on which a public building or institution is situated; or

☐ The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law, except this subparagraph shall not apply to the granting of area variances.

Please note that the answers to these questions are needed in order to deem the application complete.

Applicant Signature [Signature]

Name (please print): QEMAL XHARZ

Date: 4-27-21

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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?

YES

Is the variance is substantial?

NO

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