

2273-12
Rear built car port
(16x24)

APPLICATION TO THE ZONING BOARD OF APPEALS, TOWN OF NEWBURGH

X DATED: March 12 2012 12-11 C

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) DOROTHY ESTES PRESENTLY
RESIDING AT NUMBER 43 FLETCHER DR., NBG, N.Y.
TELEPHONE NUMBER 728 - 3952

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR
THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- ACCESSORY APARTMENT

X 1. LOCATION OF THE PROPERTY:
93-1-2.21 (TAX MAP DESIGNATION)
43 Fletcher Dr NBGH (STREET ADDRESS)
R1 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE
SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY
NUMBER; DO NOT QUOTE THE LAW).
93-1-2.21
BT S.H.3

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED :

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 2/3/12
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: 16' x 24' Car port

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

It is a beautiful carpet - looks like part of the house.

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

I bought a new car and this was a perfect spot to build a carport on the side of the house in driveway.

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

I needed to use this area to be able to sit the car. Asked neighbors they said it looks great. It is close to property line.

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

It fits and looks great with the house. Is not in the way of anything.

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

It was the only spot to put it to keep my car side from the weather.

7. ADDITIONAL REASONS (IF PERTINENT) :


PETITIONER(S) SIGNATURE

STATE OF NEW YORK : COUNTY ^{OF} ~~OR~~ ORANGE :

SWORN TO THIS 12th DAY OF MARCH 2012


NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 01ZA4502524
Qualified in Orange County
Commission Expires Nov. 30, 2013

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision.

617.20
Appendix C
 State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Dorothy Estes</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>43 Fletcher Dr NBCH</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>behind meadow hill. 055 17K onto Fletcher Dr. straight down Fletcher onto dead end - 2nd house on left. gray with blue trim.</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>16' x 24' open car port with single ^{pitched} roof - matching the house.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>100 x 150</i> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>too close to property line</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: <i>3/12/12</i> Signature: <i>Dorothy Estes</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



TOWN OF NEWBURGH

Crossroads of the Northeast
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550
(845)564-7801

12-11 (C)

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 2273-11

Date: February 3, 2012

To: DOROTHY ESTES
43 FLETCHER DRIVE
NEWBURGH, NY 12550

SBL 93-1-2.21
ADD: 43 FLETCHER DRIVE
ZONE R-1

PLEASE TAKE NOTICE that your application dated May 27,
20 11 for permit to keep a Prior Built car port (16' x 24')
At the premises located at 43 Fletcher Drive

Is returned herewith and disapproved on the following grounds:

BULK TABLE - SCHEDULE (3) -
REQUIRES A MINIMUM SIDE YARD SETBACK OF 30 FT.
REQUIRES A COMBINED SIDE YARDS SETBACK OF 80 FT.


JOSEPH MATTINA

Cc: Town Clerk & Assessor (300')
File

Town of Newburgh Code Compliance

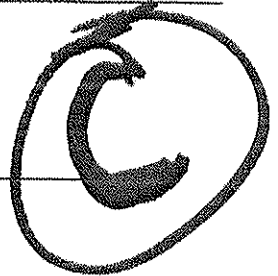
OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES

NAME: DOROTHY ESTES

ADDRESS: 43 FLETCHER DR NEWBURGH NY 12550



PROJECT INFORMATION:

TYPE OF STRUCTURE: 16 X 24 PRIOR BUILT CAR PORT

SBL: 93-1-2.21 ZONE: R / 1

TOWN WATER: NO

TOWN SEWER: NO

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
ONE SIDE YARD	30'	1'		29'	96.6%
COMBINED SIDE YARD	80'	18'		62'	77.6%

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO
 CORNER LOT - 185-17-A YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO
 FRONT YARD - 185-15-A YES / NO
 STORAGE OF MORE THEN 4 VEHICLES YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: **PRIOR BUILT 16 X 24 ATTACHED CARPORT**

VARIANCE(S) REQUIRED:

- 1 BULK TABLE SCHEDULE (3) REQUIRES ONE SIDE YARD OF 30'
- 2 BULK TABLE SCHEDULE (3) REQUIRES BOTH SIDE YARDS OF 80' MINIMUM.
- 3 _____
- 4 _____

REVIEWED BY: JOSEPH MATTINA DATE: 23-Jan-12