



TOWN of RHINEBECK

Zoning Board of Appeals

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-6296 Fax: (845) 876-5885

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Rhinebeck will hold a Public Hearing, pursuant to Section 267 of the Town Law, on the Application of:

**Rene Schmitt - Single Family Home & Storage Barn - 168 Hilltop Road –
Grid #: 6370-00-459135 – Case # 926**

The Building permit application for the construction of several Accessory structures, as well as the temporary classification of an Accessory dwelling as a Principal dwelling on the second floor of the Barn, has been reviewed. The property is located in a RC5 zone. The application does not meet several of our Town zoning laws including area and bulk regulations as follows:

1. No accessory structure shall project closer to the fronting street than the principal dwelling. A number of the accessory structures are situated closer to the roadway than the principal dwelling, and as such closer to the road (Hilltop) than the dwelling. *Variance required*, refer to 125-27 (A)(3).
2. All roofed accessory structures shall in the aggregate comprise not more floor area than either the principal building on the lot or 1,500 sq. ft., whichever is more restrictive. The proposed accessory structures appear to total around 4,880 sq. ft., in excess of the allowed 1,500 sq. ft. Variance of 3,380 sq. ft. required, refer to 125-27 (A) (4).
3. The Zoning setbacks in the RC5 zone requires a 100 foot *front yard setback* this proposal included a variation as follows: The proposed Barn is situated 86 feet to the front property line. *Variance required*, Reference 125-21.
4. The number of Accessory Structures exceeds the allowable; Code allows no more than three (3) accessory structures shall be permitted on an individual residential lot. This parcel contains five (5) accessory structures, variance required, Reference 125-27 (A) (6).

Said Hearing will be held on Wednesday, June 1, 2016 at 7.35 p.m. in the Town Hall, 80 East Market Street, Rhinebeck, NY 12572. The Zoning Board of Appeals, at said time and place will hear all persons or their agents in support of this matter, or any objections thereto.

By Order of the ZBA,
Margarita Rincon, Zoning Secretary

May 19, 2016