



**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:

**David Chapman** - Application for Lot Line Amendment – Need for Variances at #16 and # 30 Valley Way Road – Parcel #s 6069-06-464899 and 440878 – Case # 928.

Application for a Lot Line Amendment between two parcels has been reviewed. A new lot line between Lot # 2A and # 2B and the resulting plan in the RL5 Zone creates non-compliance with the Town zoning code requirements as follows:

1. Zoning setbacks in the RL5 zone requires a 50 foot side yard setback along the side property line. The shed is situated closer to the property line, with a setback at 28 feet, therefore variance of 22 ft. is required, *Variances required*, Reference 125-19 and -125-21
2. Both the subject parcels are pre-existing non-conforming lot size, and the Lot-Line Adjustment will create lot sizes of 2.59 acres for Lot 2A, and 2.3 acres for Lot 2B. [RL5 = 5 acre zone], and as such will *require area Variance*. Reference Zoning sections, 125-15, 125-19, 125-21
3. Roofed Accessory structures shall in the aggregate comprise not more floor area than either the principal dwelling on the lot or 1,500 sq. ft., whichever is more restrictive. These accessory structures appear to be equivalent to 1,520 sq. ft., & the house is approx. 1064 sq. ft., therefore, *Variance required*, Reference 125-27(A) (4)
4. Total accessory structures allowed is three (3), where a total of four (4) accessory structures are existing on Lot 2A. *Variance required*, Refer 125-27 (A) (6).
5. The request for the lot line amend on both Lot 2A and Lot 2B contain accessory structures situated closer to the fronting street than the principal dwellings, with three on Lot 2A, and two on Lot 2B. *Variance required* refer to Section 125-27 (A) (3).

Note: This project also requires Planning Board approvals.

Said Hearing will be held on **Wednesday, June 15, 2016 at 7.45 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  
June 2, 2016