



Town of Poughkeepsie Planning & Zoning

Joe @ Rayex Design . com

1 Overocker Road
Poughkeepsie, NY 12603

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Town of Poughkeepsie Zoning Board of Appeals

Application for Area Variance / Interpretation

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Name of Project (if applicable): _____

Name of Applicant(s): Joe Potocki (Rayex Design)

Address: 266 Shear Hill Rd. Mahopac, NY 10541

Telephone: 914 714-5214

Name and Address of Record Owner(s): Tariq mahmood, 1 Tray Ln
Poughkeepsie NY, 12603

Name and Address of Attorney or professional representative: Ray A. Fredriksen, P.E.

266 Shear Hill Rd. Mahopac, NY 10541

Telephone: 845 621-4000

Street Address of all parcels: 88 Spackenkill Rd. Poughkeepsie, NY 12603

Tax Map Number of all parcels: 134689-6160-03-394474-0000

Zoning District: R-20

Have any permits affecting the property been issued by any other governmental agency?

No Yes If yes, please list in detail (attach separate pages if necessary):

Permit issued by building dept. for renovation and new deck and porch

Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency? No Yes . If yes, please list in detail (attach separate pages if necessary):

Attach a copy of the current deed and any easements affecting the property.

A) For Interpretation Applications:

Description of Reason for the Requested Interpretation: (Attach additional pages as necessary)

New deck was constructed 10' off the sideyard of the property. Required sideyard setback is 15'. Requesting a variance of 5'.

B) For Area Variance Applications:

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary)

- 1) Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;

No. Open decks on the rear of a house is common in the neighborhood. Bushes and trees exist along sideyard for privacy to deck.

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

No. No property can be purchased to eliminate the need for a variance and ~~it~~ the deck cannot be relocated due to its function to the house.

- 3) Whether the requested area variance is substantial;

No. The deck does not encroach further into the sideyard than the existing house.

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environment conditions in the neighborhood or district.

No. This type of deck is typical in the neighborhood.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

Yes. A deck was needed to give outdoor living space
accessed from the 2nd floor because the 1st floor living space *is partially below grad*

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: 

Print Name: Joe Potacki

Date: 10/26/2022