



Town of Poughkeepsie Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885/790-4772 Fax

shbailie@gmail.com

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): BAILIE RESIDENCE

Name of Applicant(s): SABRINA + JEROME BAILIE

Address: 9 ORCHARD PARK, POUGHKEEPSIE, NY 12603

Telephone: 845-242-2068

Name and Address of Record Owner(s): JEROME + SABRINA BAILIE

9 ORCHARD PARK, POUGHKEEPSIE, NY 12603

Name and Address of Attorney or professional representative: THERESE NOONAN, R.A.

97 DOXBURY LANE, SUFFERN, NY 10901

Telephone: 845-235-4706

Street Address of all parcels: 9 ORCHARD PARK

Tax Map Number of all parcels: 134689-6260-03-458371-0000

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):

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)

Applicant is requesting variance to North side yard set back for garage + kitchen extension and variance to front yard set back for front stoop (no building).

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 undesirable change - existing house is already over both side setbacks. Requesting variance on North side for 2-car garage. Site will still maintain 10'-7" set back. Front yard variance is requested for front stoop only, not building footprint.

- 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;

Existing building is already over both side setback lines.

There is no way to incorporate 2-car garage without variance or making additional building frontage garage wall.

- 3) Whether the requested area variance is substantial;

Applicant is requesting additional 5'-7" variance (additional to 4'-9 1/2" existing distance over set back). 10'-7 1/2" setback will be preserved. Front setback variance request is for front stoop only.


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

No, maximum lot coverage and maximum impervious surface will not be exceeded. Existing lot frontage does not meet minimum requirements and existing building is already over side set back lines.

- 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.

Existing building is already over both setback lines.
No possible side extension could be built without variance.
Existing lot frontage is approximately 5'-0" less than required.
Applicant is asking for variance of additional 5'-7" side yard.

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: Sabrina H + Jerome Bailie

Date: 2.14.23

