

## Village of Rhinebeck Application For Zoning Variance

Grid # \_\_\_\_\_

Zoning District RD

Property Location for which Variance is requested 139 Montgomery Street

Request for: AREA VARIANCE USE VARIANCE INTERPRETATION (circle one)

Name of Applicant Henry Stout

Address of Applicant 1 Valley View Rd

Telephone No. 845-853-9531

Work No. \_\_\_\_\_

Nature of Proposal Area Variance for Site Plan as submitted

See ATTACHED

Front yard Area Variance

Is the subject property in your name? No

If no, Property Owners Name: Jenna Stout

Address: 1 Valley View Rd, Big Indian NY 12410

Current Development on the Property Residential Vacant Land

Has the property been before the Zoning Board of Appeals before? No

If yes, give name of applicant and date: \_\_\_\_\_

Variance Request: The Applicant requests the following variance from the Village of Rhinebeck Zoning Ordinance:

Section	Pertaining to	From	To
Chapter 120-26	<u>SetBACK</u>	25 ft.	148 ft.
	Front Yard		Relief of 123 ft.

### ENCLOSE WITH THIS APPLICATION:

A plot plan, drawn to scale

Existing structures and distances to boundary lines

Existing well and septic locations

Significant features (rock outcroppings, steep slopes, landscaping, etc.)

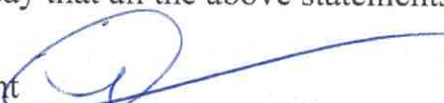
Proposed structures and distances to boundary lines, septic facilities

North Arrow

Use Variance backup

Environmental Assessment Form (SEQRA) if applicable

I hereby depose and say that all the above statements contained in the papers submitted herewith are true

Signature of Applicant 

Date 10/6/2020

**Request for Site Plan Approval at 139 Montgomery Street, Rhinebeck, NY  
Submitted to Village of Rhinebeck Planning Board 10/6/2020**

**Owner: Jenna Stout  
Project Manager: Henry Stout**

**Property:** Tax Map #: 135001-6170-10-371687

**Note:** Deeded Parcel Includes Town lot #s: 135089-6170-00-423704 and 135089-6170-00-422730

**Construction:** Single Family Residence (See Renderings)

**Permits and Approvals:**

1. DEC: Construction Permit
2. BOH: Septic Permit
3. Town of Rhinebeck: Site Plan Approval
4. Village of Rhinebeck: Curb Cut Compliance Verification

**Site Plan and Setback:** Due to topography, DEC Wetland boundaries and BOH Septic code, the septic system and residence are engineered as indicated on the site plan. In consideration of this, a Front Lot Line Setback Variance will be required.

Henry Stout  
845-853-9531