ZONING BOARD OF APPEALS AGENDA

Public Hearing Application #4

Application # 22Z-0004
64 Maple Hill Farm Rd
Gretchen & Michael Baumer

See Pages to Follow

Letter of Intent

This letter is to request a variance to build a 12'X16' shed on my rear property with less side and rear setbacks then are required. I would like the shed to be placed 4' from my east side property line and 2' from the rear property line.

1. I do not think that the setback variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The side setback variance that I am requesting is consistent with the setback variance granted to my neighbor at 40 Maple Hill Farm Rd. Having the sheds placed near each other will have a consistent look for both of our properties and allow us to maintain a green screen between them . The rear setback of 2' from the property line that I am requesting will also not effect any of neighbors behind my property. Currently the neighbor directly behind the proposed shed location has a fence screening the view of my property. Also the town maintained green space behind our properties creates a buffer far greater than the 20' that would be allowed per code between adjacent properties structures.
2. The location of the tree on my rear property and relatively small lot size limit my choices for shed placement. Keeping the shed to the rear of the property allows me to maintain space in my yard for my children to continue to utilize the space for sports .
3. The request is not substantial based on the distance between rear property lines in our neighborhood.
4. I do not think the variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
5. I do not believe the difficulty was self created . The large Maple tree in the rear of my property that is driving the sheds proposed location was planted before I purchased the property.

Thank you for your consideration,
Michael Baumer

22Z-0004

22Z-0004

2rst story
deck Proposed location

N 73°-52'-47" E

16'

4' setback

12'

150.00

S 16°-07'-13" E

N 16°-07'-13" W

LOT 40

20.7
10.0
1.2' O.W.
19.5   14.9
2 sty.
Frm. No.
64
2st
Enc.
19.9   30.7   27.5
Asph.

150.00

R.O.W.   90.00   R.O.W.
S 73°-52'-47" W   ~ 22.61 to R.C.
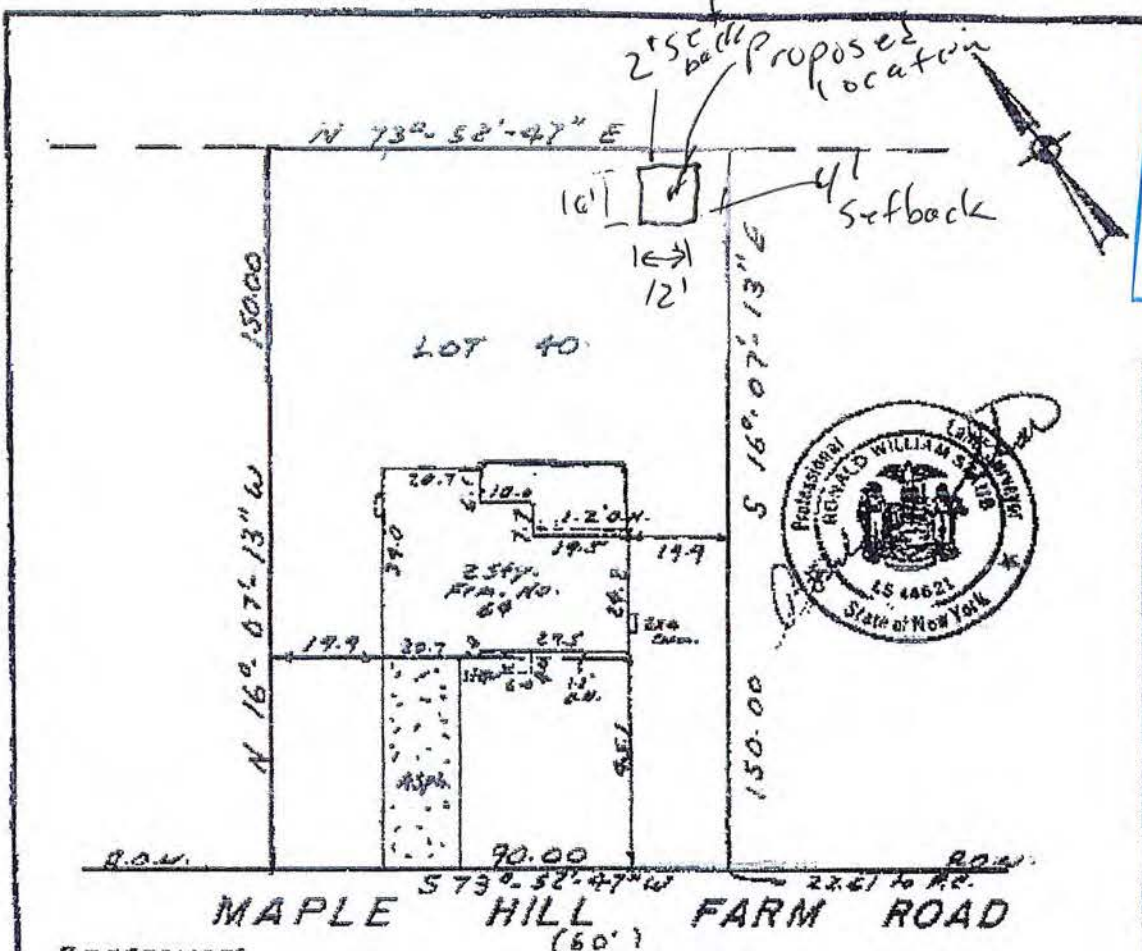
MAPLE HILL FARM ROAD
(60')

REFERENCES
1.) Abstract No. 35324 (Public)
2.) Liber 165 of Maps Page 84
3.) Liber 9627 of Deeds Page 483
4.) Instrument Survey by Warren R. McGrail 5-14-62
5.) Uniform Plan of Restrictions Liber 4247 Page 60, Liber 4257 of Deeds Page 708
6.) Easement to R.G. & E. & T.C. Liber 4283 of Deeds Page 12' (20' wide along rear)

CERTIFICATION:
I hereby certify to:
1.) Michael P. Baumer and Gretchen L. Baumer
2.) Countrywide Home Loans, Inc., its successors and/or assigns
3.) New York Title Agency Services, Inc.
4.) The Title Insurance Company Insuring the Mortgage
that this map was made Dec. 31, 2003   5.) William H. Walker, Jr. Esq.
from notes of an Instrument Survey
completed Dec. 30, 2003 and references
listed above:

44621

TITLE:

INSTRUMENT SURVEY MAP

SCANNED

64 Maple Hill Farm Rd
Farmen & Sons Sign Map

20

40

72

80

47

Maple Hill Farm Road

63

71

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