



TOWN of RHINEBECK

Zoning Board of Appeals

80 East Market Street, Rhinebeck, NY 12572

Phone: (845) 876-7207 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:

Case # 954 Stiker & Schulz 373 Mill Road Rhinebeck NY
Grid# 135089-6169-00-978263-0000

The Zoning Enforcement Officer (ZEO) reviewed the building permit application for a 20 foot x 20 foot screened porch addition to the westerly front portion of the house on the subject property. The Mill Road property is situated in the RA10 (Rural Agricultural 10 acre) zoning district.

The site plan layout does not meet the Town zoning code requirements as follows, and as submitted a Building Permit cannot be issued until a Town approval is obtained from the ZBA.

Zoning – One (1) Area Variance required:

1. The house as situated on this property is located close to the north side property line, and as such, the proposed screened porch is sited too close to the side yard and therefore a Side Yard Area Variance is required;
Proposed side yard setback for the screen porch addition along Mill = 42 ft. *proposed* and 100 ft. setback *required*; Therefore, 58 foot side yard variance required.
Zoning refer to 125-21

Said Hearing will be held on Wednesday, September 20, 2017 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, or any objections to this matter.

By Order of the ZBA,

Chris Hedges

Zoning Board of Appeals Secretary