

Vincent Area Variance Resolution

**WHEREAS**, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from Duane and Cathy Vincent for property located at address 202 Bean River Road AKA County Route 59, Town of Pine Plains, Dutchess County, Tax Map ID# 7071-00-009361, to allow the construction of a 14' x 20' storage shed with less than the required 75' setbacks for both front and rear yards and

**WHEREAS**, the Zoning Board of Appeals has reviewed the subject variance request #3-2018 submitted by Duane and Cathy Vincent, and

**WHEREAS**, after review of the application including: review of the Town habitat map, a site inspection, and a legally noticed public hearing held on August 28, 2018, and

**WHEREAS**, the proposed action is a Type II action under SEQRA and by law is not considered to have significant impact on the environment and no further environmental review is required, and

**WHEREAS**, Dutchess County deems this action to be a matter of local concern, and

**WHEREAS**, the existing lot is shallow in configuration with a total depth of less than 70 feet making the construction of the proposed shed with the required 75 foot front and rear yard setbacks impossible, and

**WHEREAS**, the Board finds that maintaining the 75 foot front and rear yards is impossible based upon the lot configuration which therefore creates a hardship that would preclude the construction of a storage shed, and

**WHEREAS**, the variance requested is not substantial for the neighborhood and the proposed storage shed will not adversely affect the character of the neighborhood or neighboring homes, and

**WHEREAS**, this lot was created prior to the adoption of the Zoning Law and hence any hardship was not self created, and