

**TOWN OF SHANDAKEN ZONING BOARD OF APPEALS
APPLICATION FOR VARIANCE**

Type of Variance(s) requested: Area Use FEMA

Applicant:

Name: Woodland Playhouse, LLC - Christina M. Davis
Mailing Address: 5571 State Route 28
City/State/Zip: Phoenicia, NY
Telephone: 845-688-3320

Owner (if other than applicant):

Property Information:

Section 25.1 Block 1 Lot 2.100 Zoning District _____ Flood Zone No

Property Address: 5605 State Route 28 Phoenicia, NY 12464

Date acquired: December 2021 Lot Size: 4.1 acres

IF AREA VARIANCE

Dimensions of Existing Building: n/a (including height) Square Footage: _____

Dimensions of Proposed Building: 79'-2" by 40' (including height) Square Footage: 2864

Dimensions of Proposed Addition: n/a (including height) Square Footage: _____

Maximum Structure Coverage Allowed: _____ sqft Variance Percentage Requested: _____ %

Proposed Setbacks: Front _____ ft. Rear _____ ft. Side 70.2 ft. Side _____ ft.

3 play yards within
100 ft of property line,
the closest being 70.2 ft.

Required Setbacks: Front _____ ft. Rear _____ ft. Side 100 ft. Side _____ ft.

Variance Requested: Front _____ ft. Rear _____ ft. Side min. 70 ft. Side _____ ft.

See attached site plan

IF USE VARIANCE

State existing and proposed use and/or occupancy of premises:

Existing use/occupancy: _____

Proposed use/occupancy: _____

Reason for Variance (describe the nature or the variance you are requesting, explaining in detail the reasons for the hardship of the land that you believe qualify it for a variance. If a separate sheet is attached for this purpose, check here () and provide eight (8) copies.

APPLICATION FOR VARIANCE(S) – ATTACHMENT

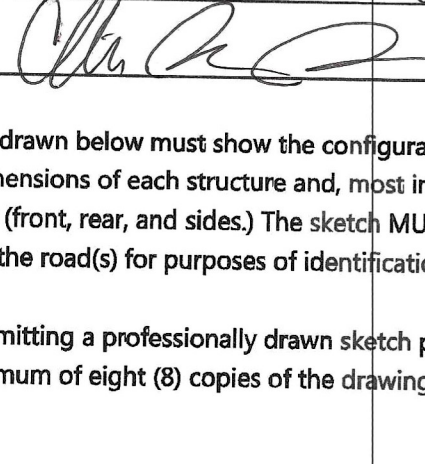
PLOT PLAN

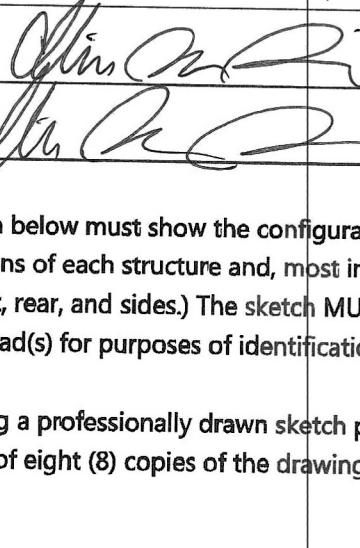
Property Owners

Name: Woodland Playhouse, LLC - Christina M. Davis

Section: 25.1 Block: 1 Lot: 2.100

Location of Property: 5605 State Route 28 Phoenicia, NY 12464

Signature of Applicant:  Date: 12/29/23

Signature of Owner:  Date: 12/29/23

Note: The plot plan drawn below must show the configuration of the lot showing ALL structures on the parcel and giving the dimensions of each structure and, most importantly, the setbacks of each structure from the property lines (front, rear, and sides.) The sketch **MUST BE DRAWN TO SCALE**. Indicate the name and placement of the road(s) for purposes of identification.

If you are submitting a professionally drawn sketch plan or preliminary plat, please check here () and submit a minimum of eight (8) copies of the drawing.