



Town of Fishkill
Building, Fire, Zoning & Planning Department
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Variance Application Statement

Date: July 5, 2022
Application No.: ZB22-003
Applicant: Jeffrey Lucariello
Tax Grid No.: 6155-07-536768
Address of Property: 20 Wheaton Avenue
Zoning District: R-15
Acres: .26

The Applicant is requesting the following variances to construct a 462 square foot one-story addition on the existing residence at 20 Wheaton Avenue:

- a front yard setback variance of 20' where 35' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 15' front yard setback.
- a right-side rear yard setback variance of 6' where 15' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 9' right-side rear yard setback.
- a right-side front yard setback variance of 8' where 15' is the minimum setback requirement in the R-15 Zoning District. Said variance would result in a 7' right-side front yard setback.
- a lot coverage (impervious surface) of 4.1% where 22% is the maximum lot coverage requirement in the R-15 Zoning District. Said variance would result in 30.1% lot coverage.

Said requests is in violation of Town of Fishkill § 150-28 - Nonconformity other than use and Town Code § 150-37 B. Yards and setbacks.