

**APPROVED**

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522

**Town of Dover Zoning Board of Appeals**



(845) 832-6111  
(845) 832-3188 fax

**AREA VARIANCE**

**VARIANCE #:** Z2015-01 **ORIGINAL VARIANCE #:** Z2007-06 **BUILDING PERMIT #:** n/a

**PROPERTY OWNER & APPLICANT:** Ian Holback of Meadowbrook Properties

**LOCATION OF PROPERTY:** NYS RT 22 Dover Plains, NY

**GRID #:** 7063-00-511774

**ZONE:** RU

**REQUESTED RENEWAL OF PREVIOUSLY GRANTED VARIANCE:**

The applicant seeks to appeal Section 145-19 J of the Town of Dover Zoning Law to  
The three requested area variances, if granted, would allow the applicant to subdivide a  
piece of land into six lots, four of which will not meet the required 300' of road frontage  
for a State road in the RU District as stated in the Dimensional Table. The property is  
located on NYS Route 22.

**VARIANCE IS:** GRANTED / DENIED

Provided the following conditions/restrictions are met:

1. No further subdivision of these parcels.
2. \_\_\_\_\_  
\_\_\_\_\_

**Per Section 145-59 K. Expiration of appeal decision:** Unless otherwise specified by the Zoning Board of Appeals, a decision on any appeal shall expire if the appellant fails to obtain any necessary building permits within 12 months of the date of such decision.

Marilyn Van Dille 3/4/2015  
Town of Dover Date

Chair, Zoning Board of Appeals

**RECEIVED**  
MAR 05 2015

BY: [Signature]  
Date filed in Town Clerk's Office