

**NOTICE OF PUBLIC HEARING**

**ZONING BOARD OF APPEALS**  
**TOWN OF WAPPINGER**  
**DUTCHESS COUNTY**

**PLEASE TAKE NOTICE**, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **26<sup>th</sup> day of August, 2025** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

**Appeal No.: 25-7855 (Area Variance)**

**Christian & Jessica Gaviria**: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **6 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **14 feet**.

-Where **40 feet** to the rear yard property line is required, the applicant can provide **8 feet** for the legalization of a 12' x 20' shed, thus requesting a variance of **32 feet**.

**-Where no more than 2 accessory structures are allowed on a property, the applicant has 3 structures, thus requesting a variance to allow all 3 structures to remain.**

The property is located at **18 Dara Lane** on 0.42 acres and is identified as **Tax Grid No.: 6257-01-092744** in the Town of Wappinger.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed:            John Lorenzini, Chairman  
                         Zoning Board of Appeals  
                         Town of Wappinger  
                         July 10, 2025