June 24, 2016

Town of Monroe
Town Board
c/o Clerk Mary Ellen Beams
1465 Orange Turnpike
Monroe, NY 10950

RE: R.A. Ihly Verified Petition Submittal for a Hardship Variance for SBL 18-4-61

Dear Members of the Town Board,

Pursuant to the provisions of T/O Monroe Local Law No 1 of 2016, I am submitting the included Verified Petition, with exhibit A, for a Hardship Variance from the moratorium.

I have retained Michael Sandor of MJS Engineering in Goshen, NY to represent me in this matter before the town. Please send any replies, requests for additional information, meeting requests, etc. to both my attention and that of Mr. Sandor. He may be contacted at (845)-291-8650 x202.

Please note that this is submitted without prejudice to any right and/or remedy I may have, all of which are hereby reserved.

Respectfully submitted,

[Signature]

Rafael A. Ihly
In the Matter of the Application of
**Rafael A. Ihly, petitioner**

for a Hardship Variance from the Town's
Moratorium via Local Law 1 of 2016.

Verified Petition
of Rafael A. Ihly

To: Town Board – Town of Monroe

Petitioner, Rafael A. Ihly, as and for his application for a hardship variance from the application of the Moratorium via Local Law 1 of 2016, respectfully alleges as follows:

1. This hardship request is to process a building permit application through the Town of Monroe Building Department for the property known as Section 18, Block 4, Lot 61 along Walton Terrace in the Town of Monroe. The property is served by municipal sewer.

2. Petitioner, Rafael A. Ihly, has owned this property since 1992 and would like to construct a single family home on this property.

3. Petitioner, Rafael A. Ihly, currently resides at 17950 South Sonoita Highway, Vail, Arizona 85641. His contact number is (520) 471-2204. Petitioner is retired on a fixed income, and is taking care of his father who is 79 years old, a widower in failing health. This has made it very difficult for the petitioner to handle ownership of the above mentioned property.

Wherefore, Petitioner requests relief from the Moratorium, a variance(s), being complete relief from the Moratorium, so Petitioner can proceed with a building department application and a Zoning Board of Appeals approval so that a single family home can be constructed on this lot.

Dated: Vail, Arizona
June 24, 2016

VERIFICATION

STATE OF Arizona
COUNTY OF Pima

I, Rafael A. Ihly, being duly sworn depose and say that: I am the Petitioner named above, and I have read the foregoing Petition, and know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to matters I believe them to be true.

Rafael A. Ihly

Sworn to before me on this 24th day of June 2016.

AMANDA A CARRILLO
Notary Public - Arizona
Pima County
My Comm. Expires Jun 18, 2017
August 3, 2015

Rafael Ihly
17950 S. Sonoita Hwy
Vail, AZ 85641

RE: Tax Map#18-4-61
Vacant lot on Walton Terrace -- Area Variance

Dear Mr. Ihly,

This is in response to your letter dated July 17, 2015 with reference to the above lot and your proposed new Single Family House, at this time the required building permit could not be issued for the following reason:

1) Your lot and proposed house are located in the SR-15 zoning district. Because this subdivision was subdivided prior to Sept. 3, 1954 it falls under the grandfathered section 57-39 D of the Zoning Code of the Town of Monroe. Section 57-39 D (1) requires a min. lot width of 75'. You currently have 56.8’ for the lot width at the road frontage. This is 18.2’ short of the required width.

You may contest the above through the Zoning Board of Appeals by contacting the ZBA Clerk Kate Troiano @ 845-782-4495 ext. 29.

If a variance is granted a complete application for a building permit must be submitted. Until the above are resolved no construction is to begin.

Yours truly,

Benigno Maldonado
Building & Fire Inspector
Code Enforcement Officer