

ZONING BOARD OF APPEALS

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Website: <http://www.woodstockny.org>

TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: ☒ Variance or ☐ Interpretation (Check one)

✓ # 302
\$ 200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:
REBECCA BARNETT
178 OHAYO MOUNTAIN RD
WOODSTOCK, NY 12498
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-11
Date received: 9/14/26 Fee Rec'd: 9/14/26
Hearing Date: 10/8/26
Publish date: 9/30/26
UCPB referral date (if applicable) N/A
UCPB Meeting Date: N/A

Location of subject property if different from Owner's mailing address:

2. Section: 27.17 Block: 1 Lot: 20
Date property acquired: 10/5/2023 Acreage: .41 Current zoning district: R3

3. Is property located within 500 feet of any County or State road, property, or building? YES
If so, this application will be referred to the Ulster County Planning Board for its recommendation.

4. Is property located within 100 feet of a Water Course, Wetland, or Water Body? NO

5. Pertinent sections of the Zoning Law that apply and description of the Variance or
Interpretation requested: (FOR OFFICE USE ONLY) 260-26(B) 2

TO CONSTRUCT A 24 X 14 FT CARPORT.
ELUDE 260-26 SETBACK required 25 feet
replaced only 6 ft setback.
Requires 19 foot variance in front yard.

6. Reason for Variance (for example, what you want to build or install and why) or Interpretation request:

I respectfully request the smallest area variance needed to add a one-car carport at 178 Ohayo Mountain Rd, Woodstock NY. Since taking ownership, I've made thoughtful improvements to help my property fit in with the character of surrounding homes and landscape, and the carport is part of that effort. Because of the existing layout of the house, driveway, and property, the proposed location is the only reasonable option and uses the current parking area with minimal disruption. The carport will be modest, designed to complement the house, and will not increase traffic, noise, or otherwise adversely affect neighboring properties.

I hope that you will consider approving this practical, low-impact improvement to my property and the neighborhood, and I appreciate your time and consideration. Thank you.

7. Names and mailing addresses of the owners and S.B.L numbers of ALL properties abutting the boundaries of the land involved in this application as such names appear on the last completed tax roll. (If more space is needed, use additional sheets.)

Section-Block-Lot	Name	Mailing Address
1. 27.17-1-19	ROBIN BERGER	182 OHAYO MTN RD, WOODSTOCK, 12498
2. 27.17-2-6.100	CHASE COHL & MAX ROBINSON	177 OHAYO MTN RD, WOODSTOCK, 12498
3.		
4.		
5.		
6.		

8. Designation of Representative. [If the Owner has designated another person to represent them, the name of that person must be entered below.]

As the Owner of the property that is the subject of this Application, I do hereby designate

myself
[Print name, address, and telephone number of Representative]

to represent me before the Woodstock Zoning Board of Appeals and any adjournments thereof with regard to all matters as may pertain to this Application.

9. Signature of Owner and date:

 Date: 9/2/2026

The Owner of the subject property or their Representative (with written authorization to represent the owner if that authorization is not given above) MUST be present at the Public Hearing.

Required Attachments :

1. ☒ Building Permit History
2. ☒ Site Plan or Plot Plan (6 copies) accurate measurements must be included
3. ☒ Tax Map 11 x 17
4. ☐ Does action involve any approval from the Planning Board or any other boards? Please submit pertinent information regarding such actions.

Town of Woodstock Building Department

Referral Form

INFORMATION FOR PROJECTS TO BE FORWARDED TO:

- ☐ CIVIC DESIGN
- ☒ ZONING BOARD OF APPEALS
- ☐ PLANNING BOARD

Date Received by Bld. Dept.: 9/12/26

Date Forwarded: 9/14/26

PROPERTY OWNERS & ADDRESS: Rebecca Barnett 178 Ohayo Mountain Road Woodstock NY 12498

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

SUBJECT PROPERTY LOCATION: 178 Ohayo Mountain Road Woodstock NY 12498

SECTION, BLOCK, & LOT: 27.17-1-20

TYPE OF PROPOSAL: To build a 24 by 14 foot carport without the required 25 foot setback from road.
Proposed setback is 6 foot.

REASON FOR REFERRAL: Setback variance from code 260-26 requiring 25 foot setback. Proposed 6 foot setback. 260-26 (B) 2 19 foot variance front yard.

ZONING SECTION(S) INVOLVED: 260-26 setbacks

SITE INSPECTION AND/OR REVIEW DATE: 9/14/26

BUILDING PERMIT RECORD

9/9/2026

Sect.Block.Lot 27.17-1-20

FLAG Extend BP# 25-074 to 9/6/2026

Current Owner Rebecca Barnett

Address

PO Box 1151

City State Zip Woodstock

NY

12498

Site Location 178 Ohayo Mt. Road

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Kawer, Linda	99-9817	5/13/99	2/22/22	9
Amend:	---	6/22/99	6/25/99	1
Kawer, Linda	99-9893	5/13/99	6/25/99	1
Karprelian, Margaret Estate	22-387	8/9/22	2/22/22	9
Barnett, Rebecca	23-496	10/19/23	11/16/23	1
Barnett, Rebecca	24-010	1/5/24	2/1/24	1
Barnett, Rebecca	24-014	1/16/24	9/13/24	1
Barnett, Rebecca	25-074	3/6/25	7/30/26	1
Barnett, Rebecca	25-588	10/31/25	7/30/26	1

Violation # Date Corrected Violation Notes

9817: Repl. rotted flr joists, (subflr, wall studs & sill plate) inst. sheet rock & finish. AMEND TO READ: Replace rotted box

BUILDING PERMIT RECORD

9/9/2026

Sect.Block.Lot

FLAG

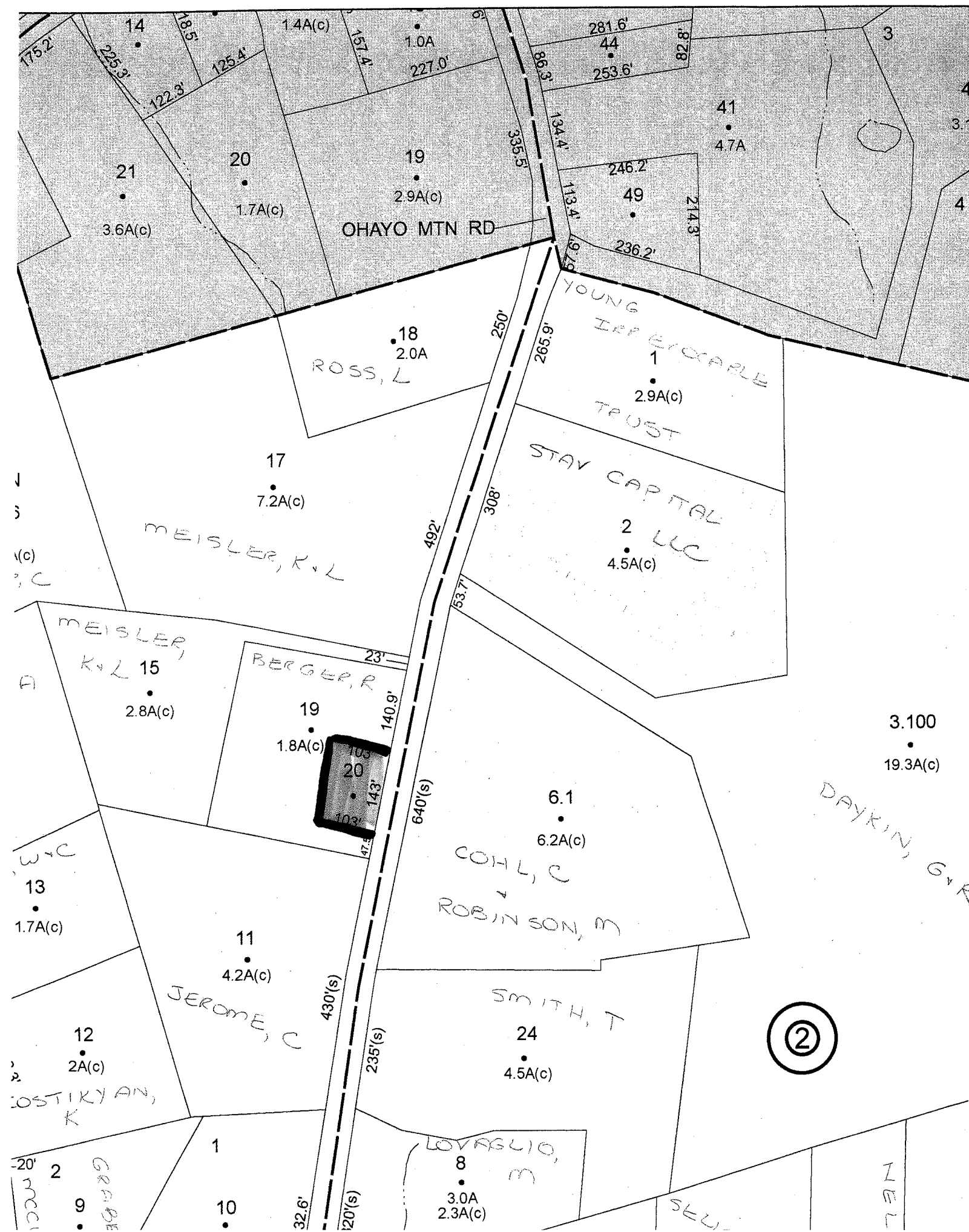
Current Owner

Address

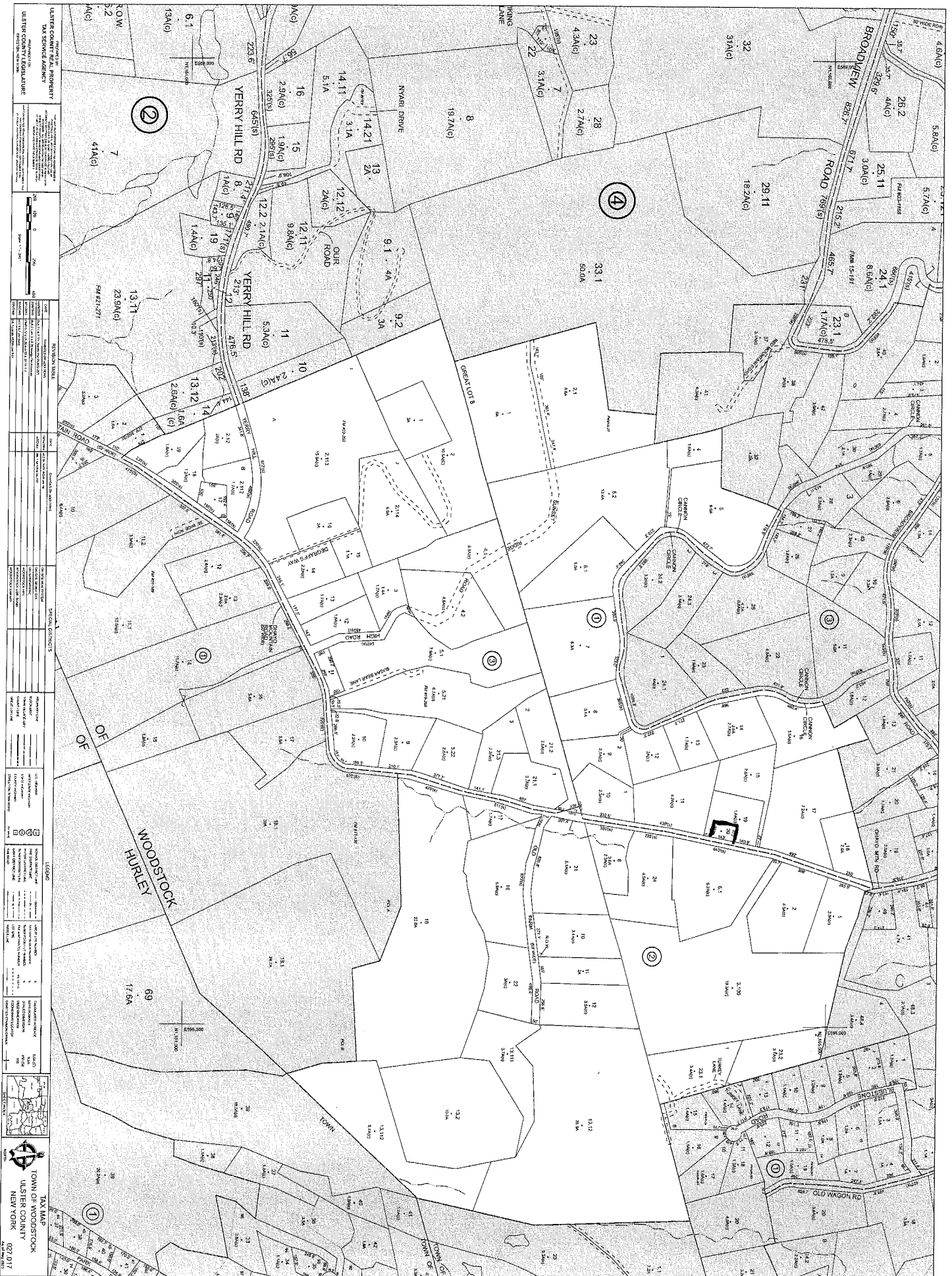
City State Zip

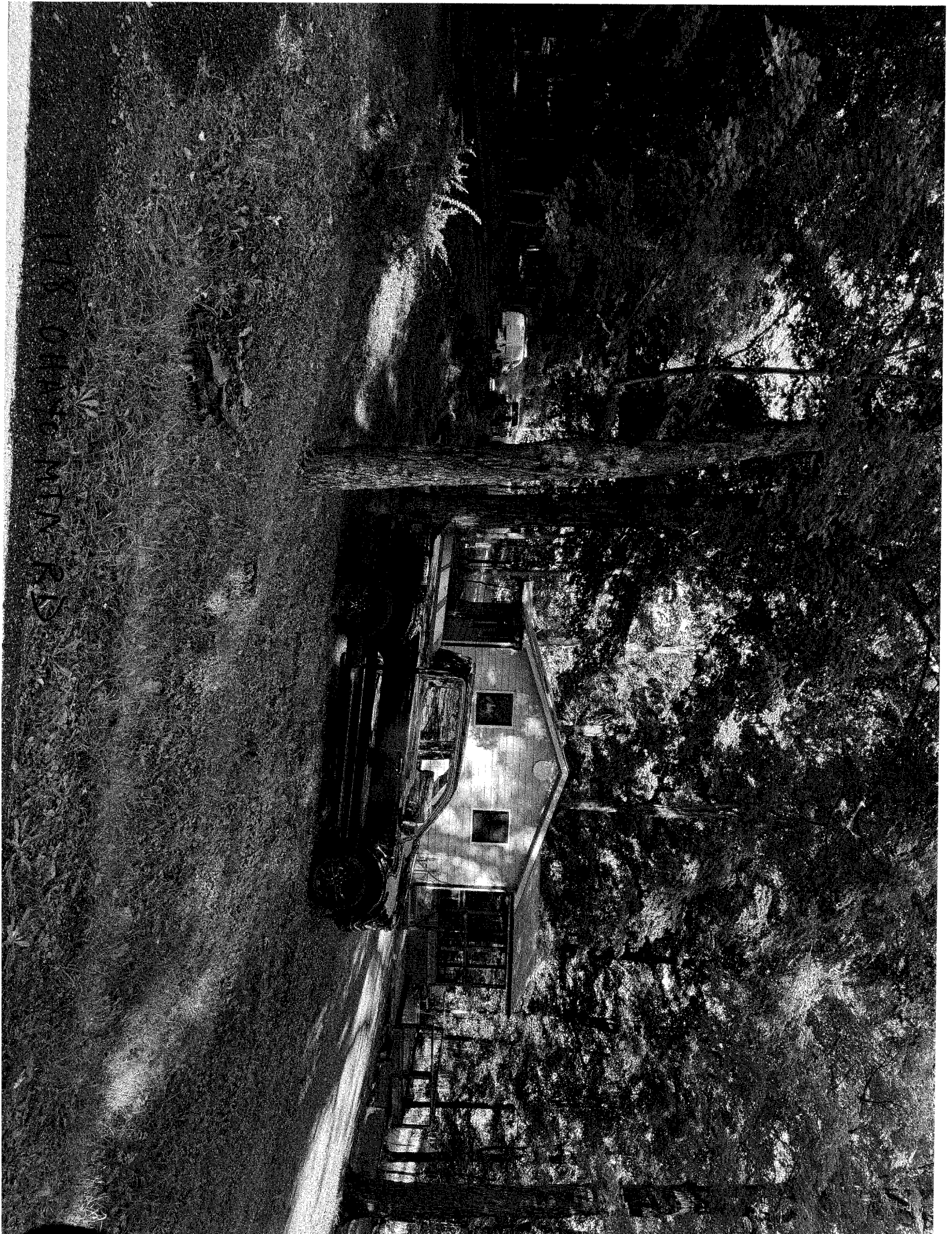
Site Location

beam, sheeting, flooring& sister joists. 9893: Legalize prior const. of 12'x24' deck (by former owner) in rear yard--remove bench seats, install railings to Code. 22-387 Constr 900 sq.ft 2nd fl addn 3 bedrm, 2bath. Reconfig 1st fl. kitch, bath & fam rm. **WORK NEVER DONE** 23-496 Replace roof. 24-010 Inst 20kW Briggs & Stratton generator 24-014 Reno to incl insul, sheet rock, flooring, window s, plumbing, bath fixtures, kitch cabinets & sink, HVAC, hotwater heater & encap crawl space, trim & paint. 25-074 Remove existing front deck Constr 16'x12 screen porch & 16'x8'deck Changing foot print toward front. bp 25-588 install gas stove



27.17-1-20 Panett





118 OAKMONT RD