



ZONING BOARD OF APPEALS MEETING, THURSDAY, JULY 25, 2013 AT 8PM



VILLAGE OF HASTINGS-ON-HUDSON
ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, JULY 25, 2013 - 8:00 PM
ZoningBoard@Hastingsgov.org

The Regular Meeting of the Zoning Board of Appeals will be held on Thursday, July 25, 2013 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.

AGENDA

Case No. 13-13

Spencer & Carole Weart
12 Buena Vista Drive

Relief from the strict application of Sections 295-68.F.(1) (b) and (c) for an existing low-level deck located in the rear of their house.
The variances sought are as follows:

1. Side Yards (One side min./total of two sides): Existing and Proposed – 10.45 Ft.; Required Minimum – 12 ft./30 ft. {295-68.F.(1)(b)}.
2. Rear Yard: Existing and Proposed 20.33 ft.; Required Minimum – 30 ft. {295-68.F.(1)(c)}.

Case No. 14-13

Jose Luchsinger
57 Circle Drive

Relief from the strict application of Sections 295-55 and 295-68.F.(1) (c) for the addition of a second story on an existing non-conforming portion located in the rear of his house.

The variances sought are as follows:

1. From the extension of non-conformity of the side setback: Existing and Proposed – 7 ft.; Required Minimum – 12 ft. {295-55 and 295-68.F.(1)(c)}.

Case No. 15-13

Gordon & Neda Sokich
7 Washington Avenue

Relief from the strict application of Section 295-36 for the alteration of existing retail space on the first floor of an existing mixed-use building into an office and a studio apartment.

The variances sought are as follows:

1. Off-street parking spaces: Existing and Proposed – None; Required – 6 (4 for the office with single tenant and two employees plus 1.25 for the studio apartment). {295-36}.

Case No. 18-13

CCI Properties Inc.
32-34 Washington Avenue

View preservation approval and relief from the strict application of Sections 295-72E(2) and 295-20(c) for the construction of a new 13-dwelling-unit building in place of an existing two-family dwelling.

The variances sought are as follows:

1. Lot Coverage (includes all buildings and structures such as parking and other paved areas except driveway): Existing – 12%; Proposed – 43.9%; Maximum Permitted – 15% {295-72E(2)}.
2. Paving and Structures in required yards: Proposed – handicap accessible ramp and parking spaces {295-20C}.
3. Tandem Parking spaces: Definition of Parking Space {295-5}.

Case No. 19-13

Eric Carr & Emily Zuckerman
124 Circle Drive

Relief from the strict application of Sections 295-60B and 295-68.F.(1) (a) and (b) for the reconstruction/replacement of more than 50% of their home that was damaged and made unsafe by a fallen tree during Hurricane Sandy

The variances sought are as follows:

1. Front Yard: Existing and Proposed – 18.3 ft.; Required Minimum – 30 ft. {295-68.F.(1)(a)}.
2. Rear Yard: Existing – 13.25 ft.; Proposed – 11.25 ft. Required Minimum – 30 ft. {295-68.F.(1)(b)}.

Approval of Minutes, Regular Meeting, June 27, 2013

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