ärkətekchər

Arketekcher Architecture DPC 6 Americo Circle, Ossining, NY 10562 914.762.3936 www.arketekcher.com

December 8, 2022

Village of Hastings-On-Hudson 7 Maple Avenue, Hastings-On-Hudson, NY 10706 914.478.3400

Re. 115 Hillside Avenue, Hastings-On-Hudson, NY 10706 Area Variance Application

To Whom it May Concern:

On behalf of the owners for the above mentioned property, I respectfully request that the Zoning Board consider an area variance for the following code provisions in the single-family R-10 zone district to the property located at 115 Hillside Avenue.

- Minimum lot size (village code section 295-68E)
- Minimum lot width (village code section 295-68E)
- Minimum front yard setback (village code section 295-68F1a)
- Minimum side yard setback (village code section 295-68F1c)
- Maximum building coverage (village code section 295-68F2a)
- Maximum development coverage (village code section 295-68F2b)
- Maximum FAR (village code section 295-68G)

The proposed scope of work includes an addition of a dormer to the attic level to hold a home office space, an addition to extend and increase the size of the second floor bedroom as well as reconfiguring the existing bathroom and study spaces for a new interior stair.

Per Village Code section 295-146(C)(2) criteria for a variance approval:

- A. An undesirable change will not be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variance. The homes located in the same neighborhood are an eclectic mix of architectural styles, several of which have attic level dormers. The dormer addition keeps within the design characteristics of the existing house.
- B. The benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue, other than an area variance. The existing lot is a small irregular shaped property which when the zoning setbacks are applied, limits the compliant building area to approximately 23 square feet. The entire house is pre-existing non-conforming.

- C. The requested area variance is not substantial. The requested variances are all "no change to pre-existing non-conforming conditions" with the exception of the increased FAR. The proposed increase is non-substantial at an increase of 0.079% (307.14 square feet).
- D. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The proposed dormer and second floor addition are located towards the rear of the house. An increase of roof height matching the existing roof pitch will be seen from the street side.
- E. The alleged difficulty was not self-created. The irregular lot shape and small size limits any development to the existing home and are all pre-existing non-conforming conditions.

We have requested the minimum number of variances required to address the hardship as outlined above. The proposed work seeks to protect the character of the neighborhood and the health, safety and welfare of the community and we respectfully ask that you grant the requested variances.

Sincerely,

Michael Bevivino, AIA

Arketekcher Architecture DPC

Merca

Principal

Zoning Board of Appeals

<u>Application and Procedure for Application for</u>

Variance/Interpretation/View Preservation



- File one (1) original completed Application and all related drawings and documents, for a Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial) (See requirements in step #2) with the Office of the Building Inspector, no less than four (4) weeks prior to scheduled ZBA meeting.
- 2. Application must be complete with all plans, diagrams, surveys, photographs, etc. as necessary to fully describe requested variance/s and compelling reasons for non-conformity with the zoning regulations.
- 3. Pay an application fee as per following fee schedule:

\checkmark	Single family residence	\$ 250.00	\$ 500.00*
\checkmark	Two family residence	\$ 300.00	600.00*
\checkmark	Multiple family residence	\$ 350.00	S 700.00*
✓	Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
\checkmark	Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓	View Preservation Stand Alone	1-2 Family-\$250.00/\$500.003	* Other-\$500.00/\$1000.00*

*For Variances/ZBA action for illegal construction

- 4. Upon receipt of the application and prescribed fee, Office of the Building Inspector will prepare a legal notice describing the variance and submit the notice to an official newspaper for publication.
- 5. Office of the Building Inspector will prepare a mailing list of all neighbors within a 300-foot radius (500-feet if deemed necessary by the Building Inspector) of the subject property and make it available to the applicant prior to the ZBA meeting
- 6. The applicant must pick up copies of the legal notice and mailing list in a timely manner so as to be able to do the following:
 - Either mail copies of the legal notice to neighbors on the mailing list by certified mail requested or any other method of delivery providing proof of delivery no later than 14 days prior to the ZBA meeting
 - Or hand deliver copies of the legal notice no later than 10 days prior to the ZBA meeting.
- 7. No later that one (1) week prior to the ZBA meeting submit the following to the Office of the Building Inspector:

were hand delivered to the people on this mailing list on ______ fill in the date _____ and that the signatures/initials of the recipients are authentic.

8. The applicant or his/her authorized representative must appear before the ZBA on the scheduled meeting date to present his/her case, enter into record any additional evidence, and answer any questions.

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

Zoning Board of Appeals <u>Application and Procedure for Application for Variance/Interpretation/View Preservation</u>



Case number:	Case number:Date of application:					
Property owner: Ray Hyland and Amy Falder Property address: 115 Hillside Avenue Name all streets on which the property is located: Hillside Avenue and Valley Place Sheet: 4.80 Block: 62 Lot/Parcel: 26 Zoning District: R-10						
Applicant: Ray Hyland and Amy Falder Standing of applicant if not owner: Address: 115 Hillside Avenue Daytime phone number: 917-710-2649 E-mail address: amy@newyorkgreenroofs.com						
ZBA action requ	ZBA action requested for (See §295-146B & C : Use Variance/s; Interpretation; Use Variance/s; View Preservation (See §295-82)					
List code section	ons & provisions from which the	e variance or interpretation is re	equested:			
Section*	Code Provision*	Existing Condition*	Proposed Condition*			
			19.9' 25.77% 41.75%			
*See example below:						
295-68F.1a	Front Yard Min. 30 ft. deep	26.5 ft	19.5 ft			
295-68A	Permitted Principal Use	Single Family Home	Conversion to Dental Office			

^{**} With 295-55A - Prohibition against extension of non-conformity

Zoning Board of Appeals Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	1.5'	1.9'
REAR	30'	68.3'	68.3'
SIDE ONE	12'	4.3'	19.9'
SIDE TWO	18'	16.3'	16.3'
TOTAL OF TWO SIDES	30'	20.6'	36.2'

YARD SETBACKS (Accessory Structure) N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2	2.5
FEET	35'	26'	30'-10"

LOT COVERAGE

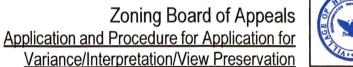
	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	3,873 sf	no change
*BLDG. COVERAGE/ % OF LOT AREA	25%	25.77%	no change
*DEVELOPMENT COVERAGE / % OF LOT AREA	35%	35%	no change

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Single Family	Single Family	Single Family

^{**} Single Family, Two Family, Commercial, Mixed Use etc.





List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

	ous application of appear filed with the Zoning				
Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action		
List pending	violations on this property if any:				
s there an ap	oproved site plan for this property?:	(Yes)	(No)		
Is there an A	ccessory Apartment at this property?:	(Yes)	(No)		
	operty have Boarder's Permit?:				
application. It variance is no or area) sough explain the is	te typewritten sheet of paper, state the principal posseribe the construction, addition or alteration the ecessary and demonstrate how the variance sating the criteria for the two types of variances are sue. If you wish you may also state your arguments.	hat requires the variance. isfies the criteria for the tyre attached. (If an interpreent for how the issue should be attached.)	Explain why a rpe of variance (use etation is sought, uld be resolved.)		
property survey show photographs, etc. as	and a total of three (3) copies (residential) or eight (8) cop- wing the existing and proposed construction and all other some ecessary to describe and support your application) with the eks prior to the date of scheduled meeting of the Zoning E	supporting documents (plans, or required fee, to the Office of the	drawings, site maps,		
STATE OF NEW COUNTY OF WE	YORK STCHESTER ss.:				
I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:					
Sworn to before me this					
DENISE ALLYN HORTON NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01HO6440896 Qualified in Westchester Count					

Commission Expires 9/19/2023

Zoning Board of Appeals

<u>Application and Procedure for Application for Variance/Interpretation/View Preservation</u>



Name :, being duly sworn, deposes and says that
he/she resides at 115 Hillside Avenuein the Village of Hastings-on-
Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot,
parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and
designated as Sheet 4.80 Block 62 and Lot 26 of the tax map, and that
he/she hereby authorizedARKETEKCHERto make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.
STATE OF NEW YORK COUNTY OF WESTCHESTER ss.:
Owner
SWORN TO BEFORE ME THIS 9 th DAY
OF DECEMBER 2023
DENISE ALLYN HORTON NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01H06440896 Qualified in Westchester County Commission Expires 9/19/2023

NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

§ 295-146. Variances.

A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.

B. Use variances.

- 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
- 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - d. The alleged hardship has not been self-created.
- 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

C. Area variances.

- 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
- 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - c. Whether the requested area variance is substantial.
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
- 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection <u>C</u> below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
 - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
 - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
 - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
 - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in § 295-143C. In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.



OFFICE OF THE BUILDING INSPECTOR Village of Hastings On Hudson Municipal Building 7 Maple Avenue Hastings On Hudson, New York 10706 (914) 478-3400 Ext. 613 Fax: (914) 478-4624

ZBA Application Checklist

1.	Location plan showing the site and its neighbors within 300' radius.
2.	Site plan of lot showing existing structures and all required setback lines. If setback encroachments
	exist, they should be hatched and dimensioned.
3.	Site plan of lot showing proposed conditions and required setback lines. Proposed encroachments
	should be hatched (differently than existing) and dimensioned.
4.	Floor plans of existing structures showing all floors. Setback lines and encroachments, if any, should
	be shown.
5.	Elevations of existing structures, showing height encroachments, if any.
6.	Floor plans of proposed conditions clearly differentiating existing conditions from proposed
	modifications. Setback lines and proposed encroachments should be shown and the resulting areas
	calculated.
7	Elevations of proposed conditions, showing height encroachments, if any.
, . 8.	
9.	Photographs and other supporting documentation of site and its structures, neighboring sites and
	structures to the degree they are relevant.
	For multiple family dwellings and commercial buildings add the following:
	Company of the second s
1.	Conceptual design of a maximum 'As of Right' development on the site so that the ZBA can
	accurately gauge the proposed variances and responsibly make its findings related to them. This is not
	an unreasonable request, and would give us better footing in evaluating proposals and eliminate our
	reliance on "well, we looked at it, and we couldn't make it work" story that we hear too much of (and as
	you know drives me nuts)

For all of the above, schematic level drawings at a legible scale (1/8"=1'-0" or smaller) are generally all that are needed and should not create a burden for the applicant.

Zoning Board of Appeals Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number:Date of application:						
Property owner: Ray Hyland and Amy Falder						
Property add	ress: 115 Hillside Avenue					
Name all stree	ts on which the property is loca	nted. Hillside Avenue and Valle	y Place			
Sheet: 4.80) Block: 62	Lot/Parcel: 26	Zoning District: R-10			
Applicant. Ray	Hyland and Amy Falder					
Standing of ap	plicant if not owner:					
	Hillside Avenue					
	e number: 917-710-2649					
	. amy@newyorkgreenroofs.co					
ZBA action req	uested for (See §295-146B & C :	Use Variance/s;	Area Variance/s;			
	Interpretation; View Preservation (See §295-82)					
List code section	ons & provisions from which the	e variance or interpretation is r	equested:			
Section*	Code Provision*	Existing Condition*	Proposed Condition*			
295-68 F.1a.	Front yard min. 30'	1.5'	1.9'			
295-68 F.1c.	Side yard1 min. 30'	4.3'	19.9'			
295-68 G. Max. FAR 0.503 (1,948sf) 0.508 (1,969sf) 0.613 (2,377sf)						
*See example below:						
295-68F.1a.,.	Front Yard Min. 30 ft. deep	26.5 ft	19.5 ft			
295-68A	Permitted Principal Use	Single Family Home	Conversion to Dental Office			

^{**} With 295-55A - Prohibition against extension of non-conformity

Zoning Board of Appeals Zoning Analysis



ZONING REQUIREMENTS:

YARD	SETBACKS	100
(Princi	pal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	1.5'	1.9'
REAR	30'	68.3'	68.3'
SIDE ONE	12'	4.3'	19.9'
SIDE TWO	18'	16.3'	16.3'
TOTAL OF TWO SIDES	30'	20.6'	36.2'

YARD SETBACKS (Accessory Structure) N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2	2.5
FEET	35'	26'	30'-10"

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 sf	3,873 sf	no change
*BLDG. COVERAGE/ % OF LOT AREA	25%	25.77%	no change
*DEVELOPMENT COVERAGE/ % OF LOT AREA	35%	35%	no change

*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Single Family	Single Family	Single Family

^{**} Single Family, Two Family, Commercial, Mixed Use etc.

Zoning Board of Appeals Application and Procedure for Application for Variance/Interpretation/View Preservation



List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action

List pending v	violations on this property if any:		
	ś		
ls there an ap	proved site plan for this property?:	(Yes)	(No)
Is there an Ad	ccessory Apartment at this property?:	(Yes)	(No)
Does this pro	perty have Boarder's Permit?:	(Yes)	(No)
application. D variance is ne or area) soug explain the iss	e typewritten sheet of paper, state the principal rescribe the construction, addition or alteration to research and demonstrate how the variance sate of the criteria for the two types of variances are use. If you wish you may also state your argumand a total of three (3) copies (residential) or eight (8) coping the existing and proposed construction and all other the criterian and all other states.	hat requires the variance. isfies the criteria for the ty re attached. (If an interprent for how the issue should be commercial), of the applications of the applications.	Explain why a pe of variance (use etation is sought, ald be resolved.)
hotographs, etc. as i	necessary to describe and support your application) with eks prior to the date of scheduled meeting of the Zoning E	required fee, to the Office of the	e Building Inspector, no
STATE OF NEW Y			
hereby depose a submitted in conne	nd say that all of the above statements and sta	tements contained in all p	apers I have
Sworn to hefore m	App day	licant (III)	00
of Decaus ac	, 20 <i>23</i>	YN HORTON FATE OF NEW YORK	

Qualified in Westchester County Commission Expires 9/19/2023

Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation



Name: DENSE Arry Horton	, being duly sworn, deposes and says that
he/she resides at 115 Hillside Avenue	in the Village of Hastings-on-
Hudson in the County of Westchester, in the State of New York, that	he/she is the owner of all that certain lot,
parcel of land, in fee, lying and being in the Village of Hastings-on-Hu	udson aforesaid and known and
designated as Sheet 4.80 Block 62 and Lo	ot 26of the tax map, and that
he/she hereby authorized ARKETEKCHER	to make the annexed
application in his/her behalf and that the statement of fact contained	in said application are true.
STATE OF NEW YORK COUNTY OF WESTCHESTER ss.:	
Owner Owner	
SWORN TO BEFORE ME THISDAY	
OF DECEMBER 2023	

Notary Public

DENISE ALLYN HORTON NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01HO6440896 Qualified in Westchester County Commission Expires 9/19/2023

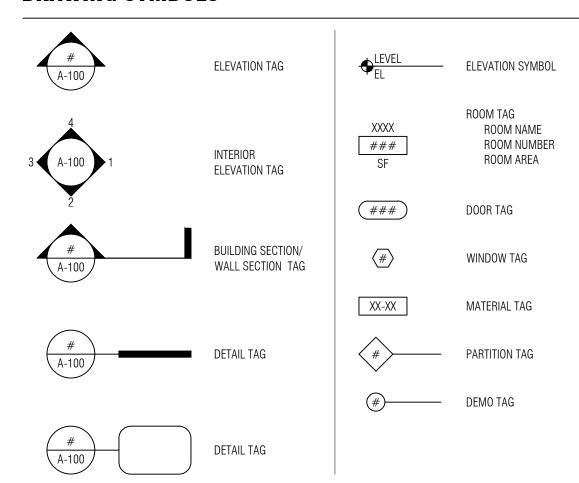
NOTICE

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in accordance with the foregoing and as required by law.

115 HILLSIDE AVENUE

ADDITION + ALTERATIONS

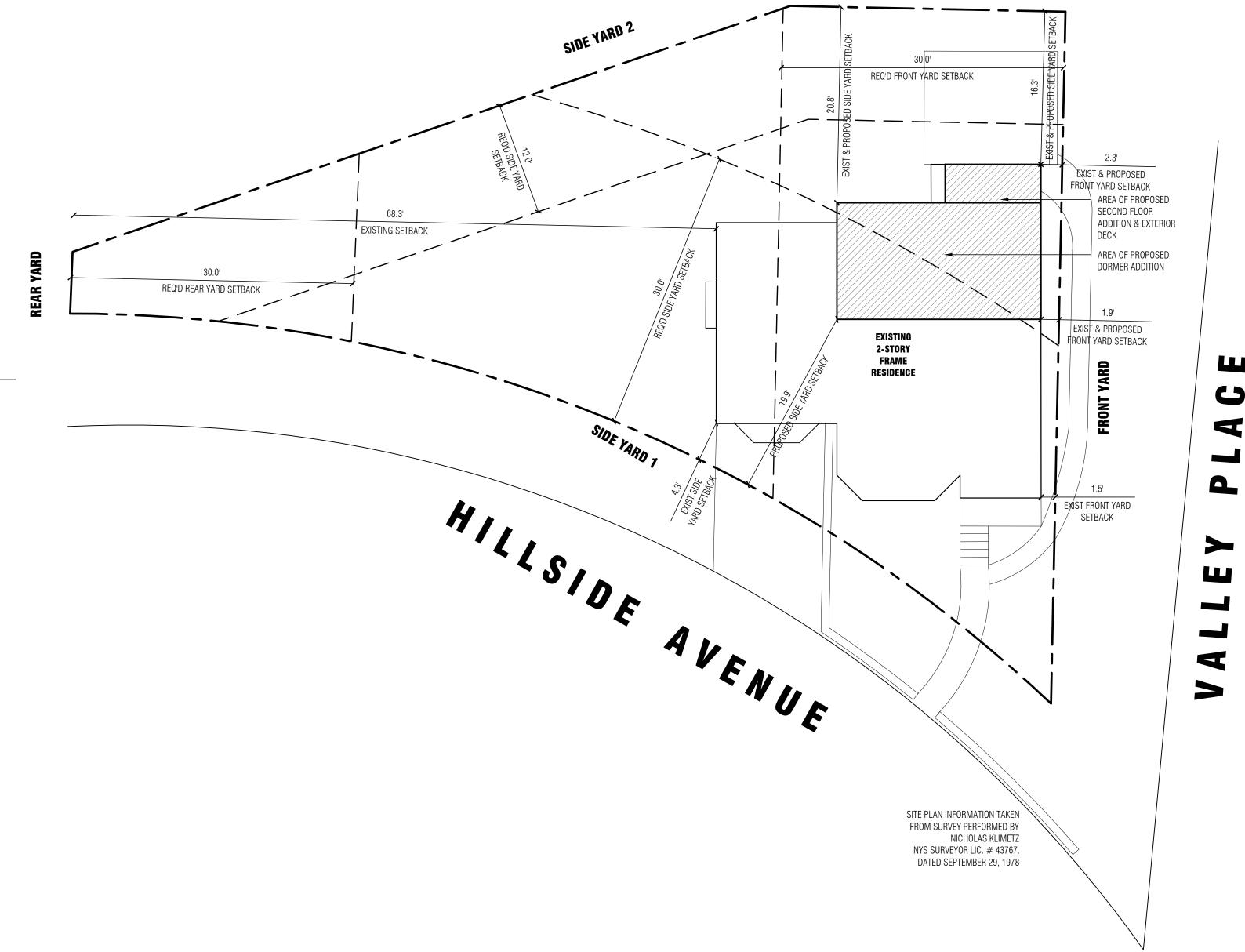




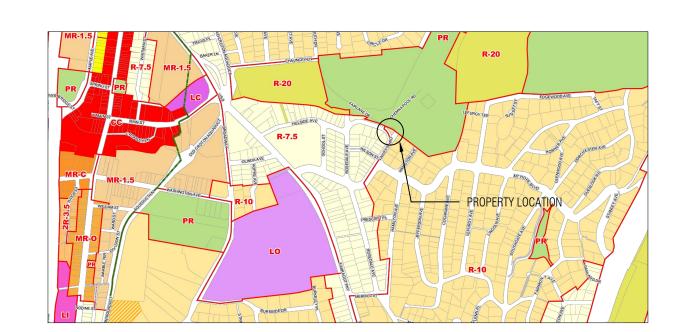
ADJ	ADJUSTABLE	MIN	MINIMUM
4FF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ARCH	ARCHITECT	MO	MASONRY OPENING
111011	7.11.01.1112.01	MTL	METAL
3D	BOARD		
BLDG	BUILDING	NEO	NEOPRENE
BLKG	BLOCKING	NIC	NOT IN CONTRACT
В0	BOTTOM OF	NO	NUMBER
		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CARP	CARPET CEILING	OA	OVER ALL
CEIL CL	CLOSET	0C	ON CENTER
CO	CLEAR OPENING	000	OCCUPANCY
COORD	COORDINATE	OD OD	OUTSIDE DIAMETER
COL	COLUMN	OPER	OPERATE
CL	CENTER LINE	OPG'S	OPENINGS
CONC	CONCRETE	OPP	OPPOSITE
CONST	CONSTRUCTION		
CONT	CONTINUOUS	PART	PARTITION
CT	CERAMIC TILE	PERP	PERPENDICULAR
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
		PLUMB	PLUMBING
DEM0	DEMOLISH	PLYWD	PLYW00D
DET	DETAIL	PNL	PANEL
DIA	DIAMETER	POL	POLISHED
DIM DN	DIMENSION DOWN	QT	QUARRY TILE
DWG	DRAWING	QTY	QUANTITY
DWG	DIDWING	QTT	QO/MYTTT
EA	EACH	R	RISER, RADIUS
ELEV	ELEVATION	REINF	REINFORCED
EQ	EQUAL	REC	RECESSED
EQUIP	EQUIPMENT	REQ'D	REQUIRED
EXTG	EXISTING	REV	REVISION
EXP EXT	EXPOSED EXTERIOR	RM	ROOM
LAI	LATERION	RO	ROUGH OPENING
FIN	FINISH/ FINISHED		
FL	FLOOR	SCHED	SCHEDULE
FLASH	FLASHING	SECT	SECTION
FT	FEET	SIM	SIMILAR
FF	FINISHED FLOOR	SPEC	SPECIFICATIONS
0.4	OALIOF	SPR	SPRINKLED
GA GALV	GAUVANIZED	SQ SS	SQUARE STAINLESS STEEL
GC	GALVANIZED GENERAL CONTRACTOR	STD	STANDARD
GR	GRADE	STL	STEEL
GYP	GYPSUM	STOR	STORAGE
GWB	GYPSUM WALL BOARD	STRUCT	STRUTURAL
		SUSP	SUSPENDED
HD WD	HARDW00D	SVC	SERVICE
HDWR	HARDWARE		
HORIZ	HORIZONTAL	T	TREADS
HT	HEIGHT	TEL	TELEPHONE
HVAC	HEATING, VENTILATING, & AIR	TBD	TO BE DETERMINED
CONDITIONING		THK TO	THICKNESS
ID	INTERIOR DIMENSION	TYP	TOP OF TYPICAL
IN	INCHES	111	TITIOAL
INSUL	INSULATION	UL	UNDERWRITERS LABORATORY
INT	INTERIOR	UNO	UNLESS OTHERWISE NOTED
LAM	LAMINATE	VERT	VERTICAL
LAIVI LEV	LEVEL	VERT	VESTIBULE
LGTH	LENGTH	VEST	VERIFY IN FIELD
LP	LOW POWER	VII	VLIIII I IIVI ILLU
LT WT	LIGHT WEIGHT	WC	WATER CLOSET
		WD	WOOD
MAS	MASONRY	WIND	WINDOW
MAT	MATERIAL	W/	WITH
MAX	MAXIMUM MANUFACTURER	WT	WEIGHT
MFGR			

MANUFACTURER

SITE PLAN



LOCATION DIAGRAM



LEGEND

 PROPERTY LINE
 REQUIRED SETBACKS
 AREA OF EXISTING STRUCTURE TO BE DEMOLISHED
AREA OF NEW STRUCTURE

PROJECT

115 HILLSIDE ADDITION + ALTERATIONS

ärkətekchər

TEAM

OWNER
AMY FALDER & RAY HYLAND
115 HILLSIDE AVENUE, HASTINGS-ON-HUDSON, NY 10706

ARCHITECT
ARKETEKCHER
6 AMERICO CIRCLE, OSSINING NY 10562
T: 914.762.3936

DRAWING LIST

				I	
			SUE		
			ZBA ISSUE 02.23.23		
SHEET No.	DESCRIPTION	SCALE	ZB/ 02.		

T-001.00	TITLE SHEET, SITE PLAN, ZONING CALCULATIONS	1/8" = 1'-0"	•		
G-001.00	LOCATION PLAN	1/32" = 1'-0"	•		
G-002.00	FLOOR AREA DIAGRAMS	1/8" = 1'-0"	•		
A-101.00	PROPOSED 2ND FLOOR PLAN + EXISTING 1ST + 2ND FLOOR PLAN	1/4" = 1'-0"	•		
A-102.00	PROPOSED 3RD FLOOR PLAN + EXISTING 3RD FLOOR + PROPOSED ROOF PLAN	1/4" = 1'-0"	•		
A-201.00	EXTERIOR SOUTH + WEST ELEVATIONS	1/4" = 1'-0"	•		
A-202.00	EXTERIOR NORTH + EAST ELEVATIONS	1/4" = 1'-0"	•		
A-301.00	PROPOSED BUILDING SECTION	1/4" = 1'-0"	•		
	TOTAL DRAWINGS		8		

_____ REVISIONS

02.23.23 ZBA ISSUE

LOCATION INFORMATION

ADDRESS 115 HILLSIDE AVENUE, HASTINGS-ON-HUDSON, NY 10706 MAP 4.80

BLOCK 62 LOT 26 USE R-

R-10 (SINGLE-FAMILY RESIDENTIAL)

SITE AREA 3,873 SF / .089 ACRES

RESIDENTIAL DISTRICTS -TABLE OF DIMENSIONAL REGULATIONS

ZR	DESCRIPTION	PERMITTED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
295-68	ZONING DISTRICT	R-10	_	_	
230 00	ZONING DIOTHIOT	11.10			
295-68 A.	PRIMARY USE	ONE-FAMILY DETACHED DWELLING	ONE-FAMILY DETACHED DWELLING	NO CHANGE	complies
295-68 E.	MINIMUM LOT				
200 00 E.	SIZE	10,000 SF	3,873 SF	NO CHANGE	extg noncomplian
	WIDTH	100'	73.6'	NO CHANGE	extg noncomplian
295-68 F.1	REQUIRED YARDS				
	(a) FRONT YARD	30'	1.5'	NO CHANGE	extg noncompliant
	(b) REAR YARD	30'	68.3'	NO CHANGE	complies
	ACCESSORY	8'	n/a	n/a	
	(c) SIDE YARD	30' TOTAL (12' MINIMUM)	20.6' (4.3')	NO CHANGE	extg noncompliant
	ACCESSORY	8'	n/a	n/a	extg noncomplian
	(d) BUILDING HEIGHT	35 ¹	26'	30'-10"	complies
	ACCESSORY	15' SLOPPED/ 12' FLAT	n/a	n/a	
295-68 F.2	LOT COVERAGE				
	(a)[1] BUILDING COVERAGE	25%	25.77%	NO CHANGE	extg noncompliant
	(b)[2] DEVELOPMENT COVERAGE	35%	41.75%	NO CHANGE	extg noncomplian
295-68 G	MAXIMUM FLOOR AREA RATIO	0.503 (1,948 SF)	0.508 (1,969 SF)	0.613 (2,377 SF)	extg noncomplian

ADDRESS

115 HILLSIDE AVENUE HASTINGS-ON-HUDSON, NY 10706

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PROJECT No. **22005**

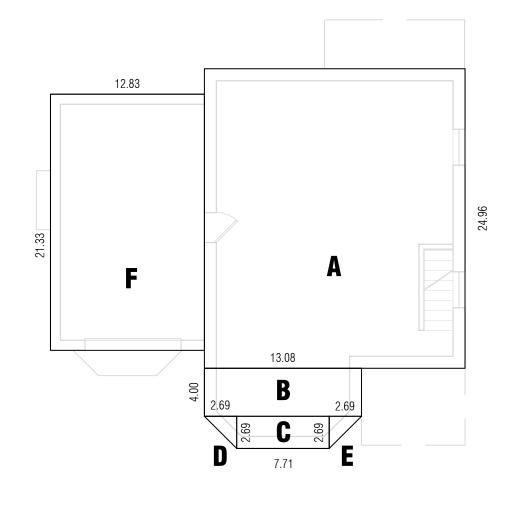
TITLE SHEET, SITE PLAN, ZONING CALCULATIONS

1/8" = 1'-0"



T-001.00



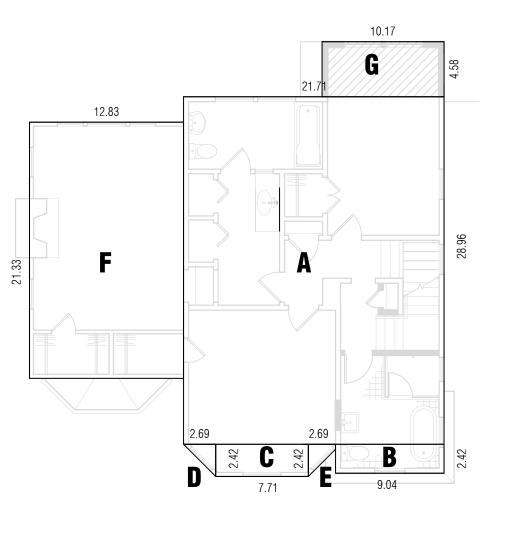


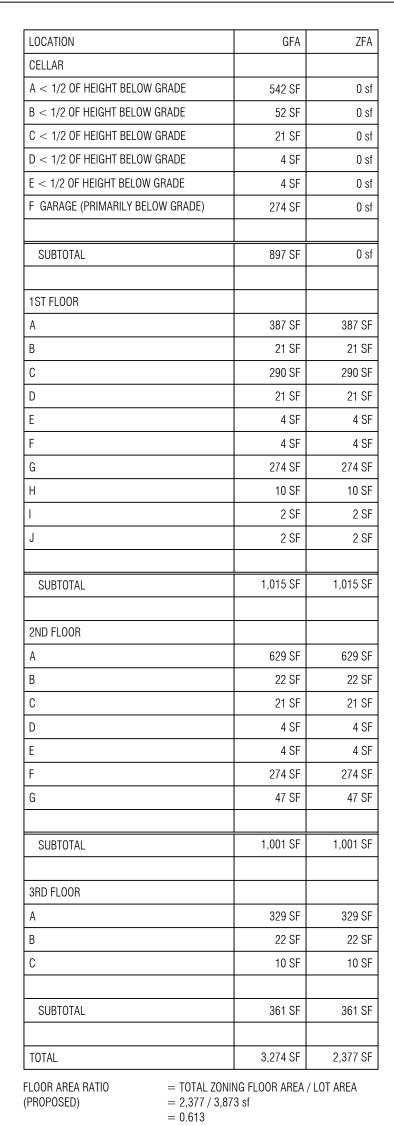
CELLAR FLOOR DIAGRAM (NO CHANGE)

CELLAR IS PARTLY BELOW GRADE WITH MORE THAN 1/2 OF ITS HEIGHT MEASURED FROM

FLOOR TO THE BOTTOM OF THE FIRST FLOOR JOISTS ABOVE BELOW THE EXISTING GRADE

12.83





3RD FLOOR DIAGRAM

ADDITIONAL FAR: AREAS A, B & C = 361 SF $\mathsf{HALF}\ \mathsf{STORY} = \mathsf{3RD}\ \mathsf{FLOOR}\ \mathsf{AREA}\ \mathsf{/}\ \mathsf{SECOND}\ \mathsf{FLOOR}\ \mathsf{AREA}$: $= 361 \, \text{SF} / 1,009 \, \text{SF}$ = .35 * 100

DORMER ENCROACHMENT ON MAX. WALL HEIGHT 25% OF TOTAL BUILDING PERIMETER $144' \times .25 = 36'$ 3RD FLOOR DORMER WIDTH 21.71' < 36' (ALLOWABLE)

1ST FLOOR DIAGRAM (NO CHANGE)

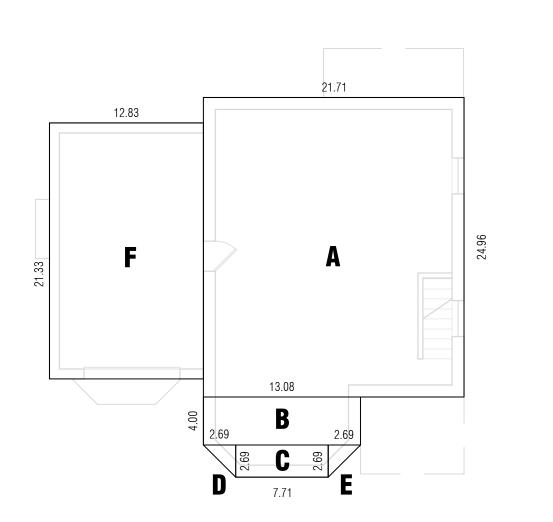
BUILDING PERIMETER CALCULATIONS: 8.63' + 2.42' + 33.04' + 11.71' + 4.08' + 10.00' + 2.13' + 12.83' + 21.33' + 1.88' + 2.99' + 4.84' + 2.99' + 1.88' + 5.50' + 3.80' + 7.71' + 3.80' + 2.42' = 144'TOTAL BUILDING PERIMETER 144'

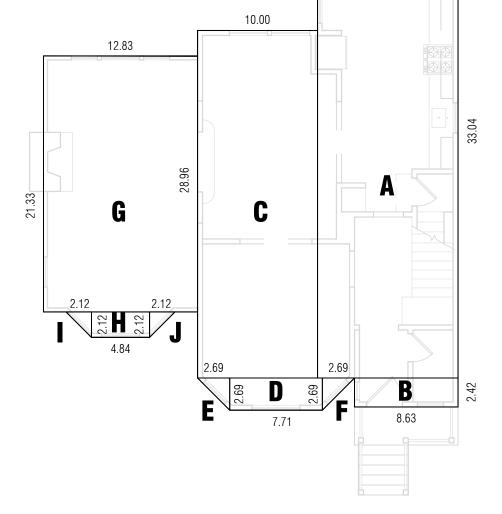
2ND FLOOR DIAGRAM

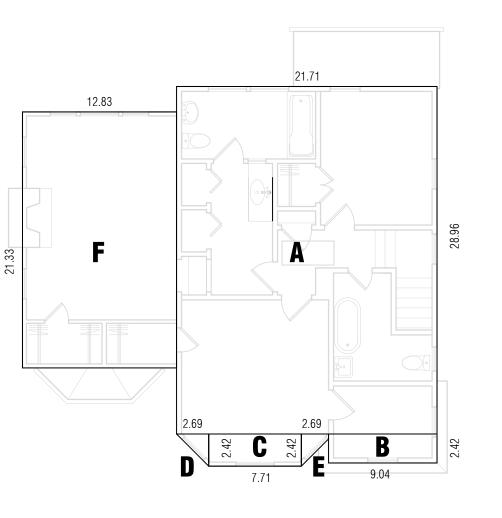
Additional far: Area G = 47 SF

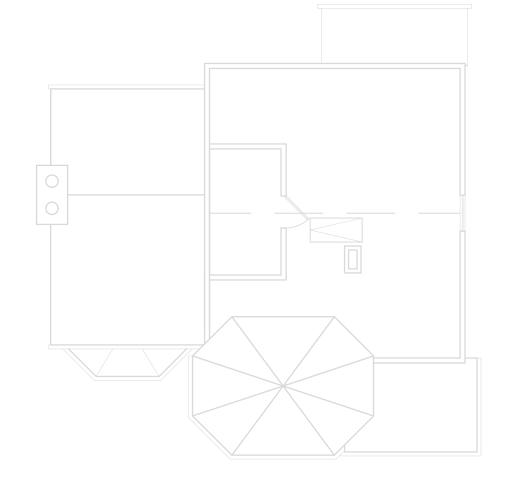
= 35% < 50%TOTAL BUILDING PERIMETER 144'

FLOOR AREA DIAGRAMS - PROPOSED 1/8"= 1"-0"









CELLAR IS PARTLY BELOW GRADE WITH MORE THAN 1/2 OF ITS HEIGHT MEASURED FROM FLOOR TO THE BOTTOM OF THE FIRST FLOOR JOISTS ABOVE BELOW THE EXISTING GRADE

1ST	FLOOR	DIAGRAM	
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2ND FLOOR DIAGRAM

3RD FLOOR DIAGRAM

REVISIONS
02.23

GFA

52 SF

21 SF

4 SF

4 SF

274 SF

897 SF

387 SF

290 SF

4 SF

4 SF 274 SF

> 10 SF 2 SF 2 SF

> 22 SF

21 SF

4 SF 4 SF

0 SF

= TOTAL ZONING FLOOR AREA / LOT AREA = 1,969/3,873 sf = 0.508

274 SF 274 SF

954 SF 954 SF

387 SF 21 SF

290 SF

274 SF

A < 1/2 of Height below grade B < 1/2 OF HEIGHT BELOW GRADE

C < 1/2 of Height Below Grade

 $\rm D < 1/2~OF~HEIGHT~BELOW~GRADE$

E < 1/2 OF HEIGHT BELOW GRADE

SUBTOTAL

SUBTOTAL

FLOOR AREA RATIO (EXISTING)

3RD FLOOR (ATTIC STORAGE)

F GARAGE (PRIMARILY BELOW GRADE)

PROJECT

TEAM

115 HILLSIDE

AMY FALDER & RAY HYLAND

6 AMERICO CIRCLE, OSSINING NY 10562

T: 917.710.2649

ARCHITECT ARKETEKCHER

T: 914.762.3936

ADDITION + ALTERATIONS

ärkətekchər

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ADDRESS

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22005

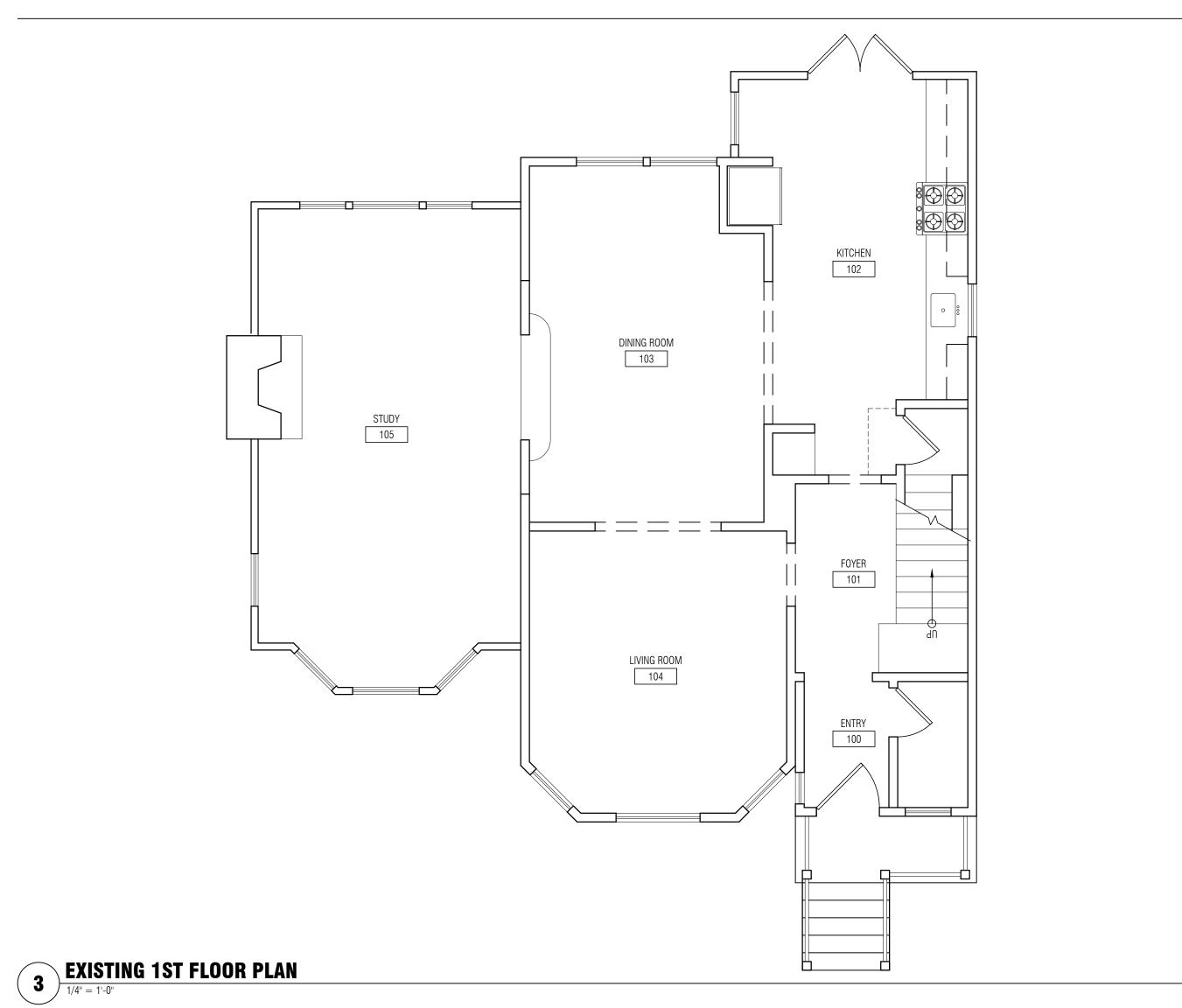
FLOOR AREA DIAGRAMS

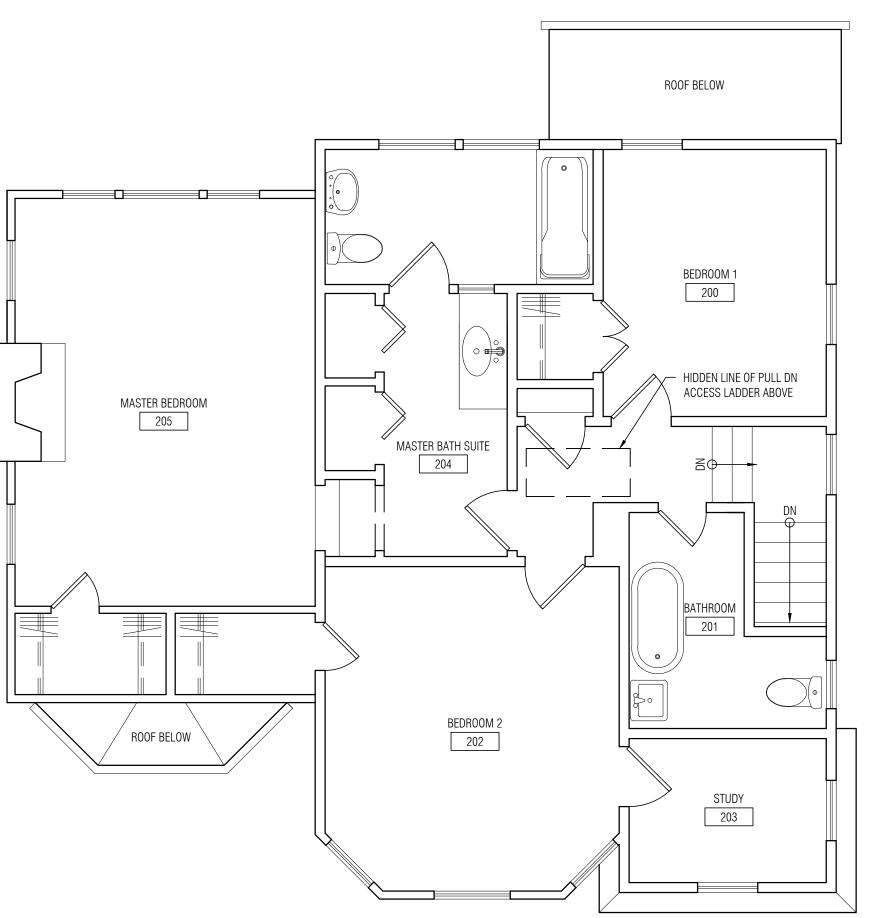
1/8" = 1'-0"

FLOOR AREA DIAGRAMS - EXISTING

1/8"= 1"-0"

G-002.00





EXISTING 2ND FLOOR PLAN1/4" = 1'-0"





EXISTING WALL TO REMAIN NEW PARTITION, REFER TO SCHEDULE NOT IN SCOPE/ NO CHANGE

NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING BEAM SUPPORTS. ANY DEFECT OR INADEQUATE FRAMING/SUPPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ANY MODIFICATION TO THE STRUCTURE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW/APPROVAL BEFORE ANY WORK CAN PROCEED.

ADDITION + ALTERATIONS

ärkətekchər

TEAM

PROJECT

115 HILLSIDE

OWNER

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REVISIONS 02.23.23 ZBA ISSUE

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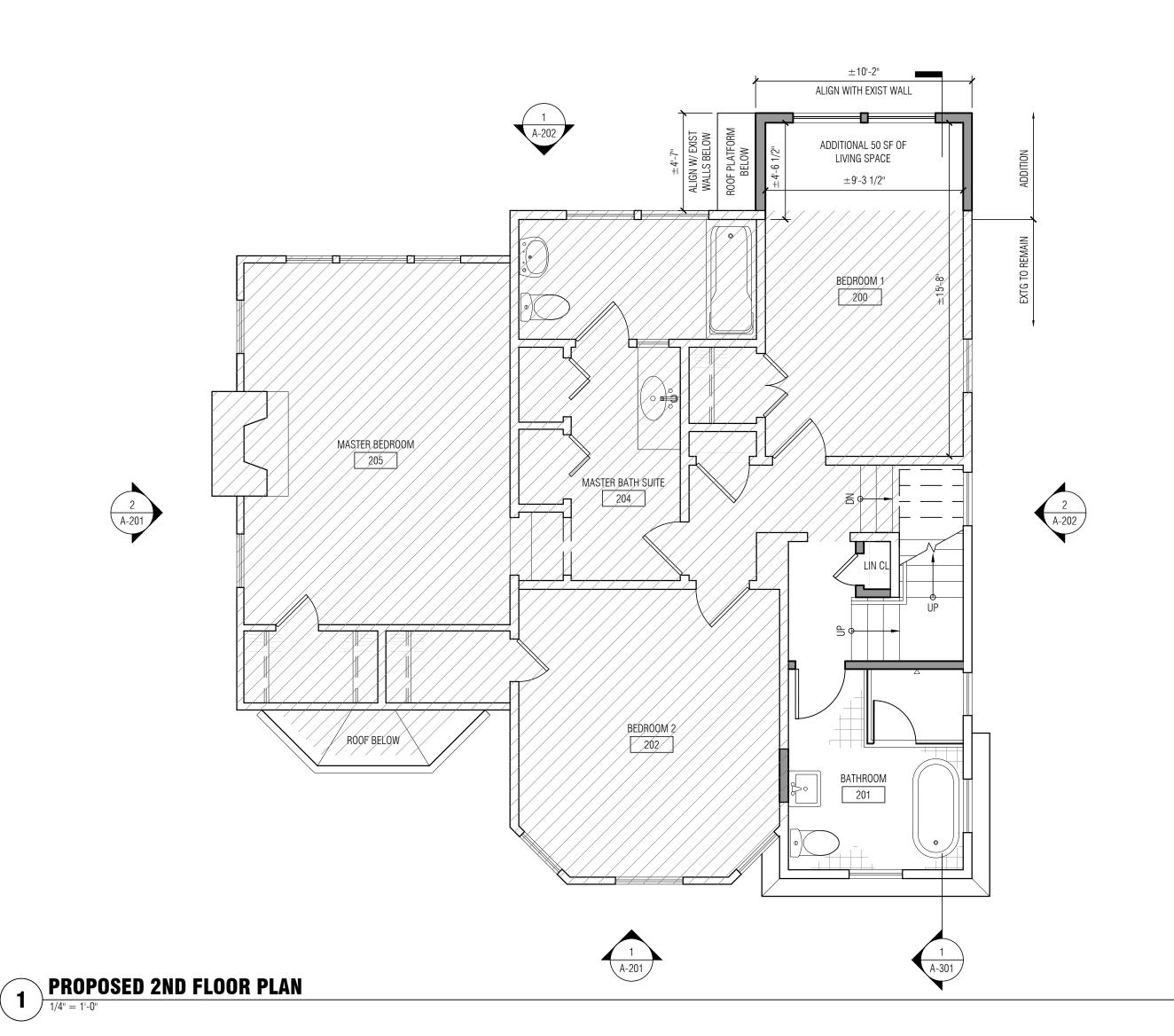
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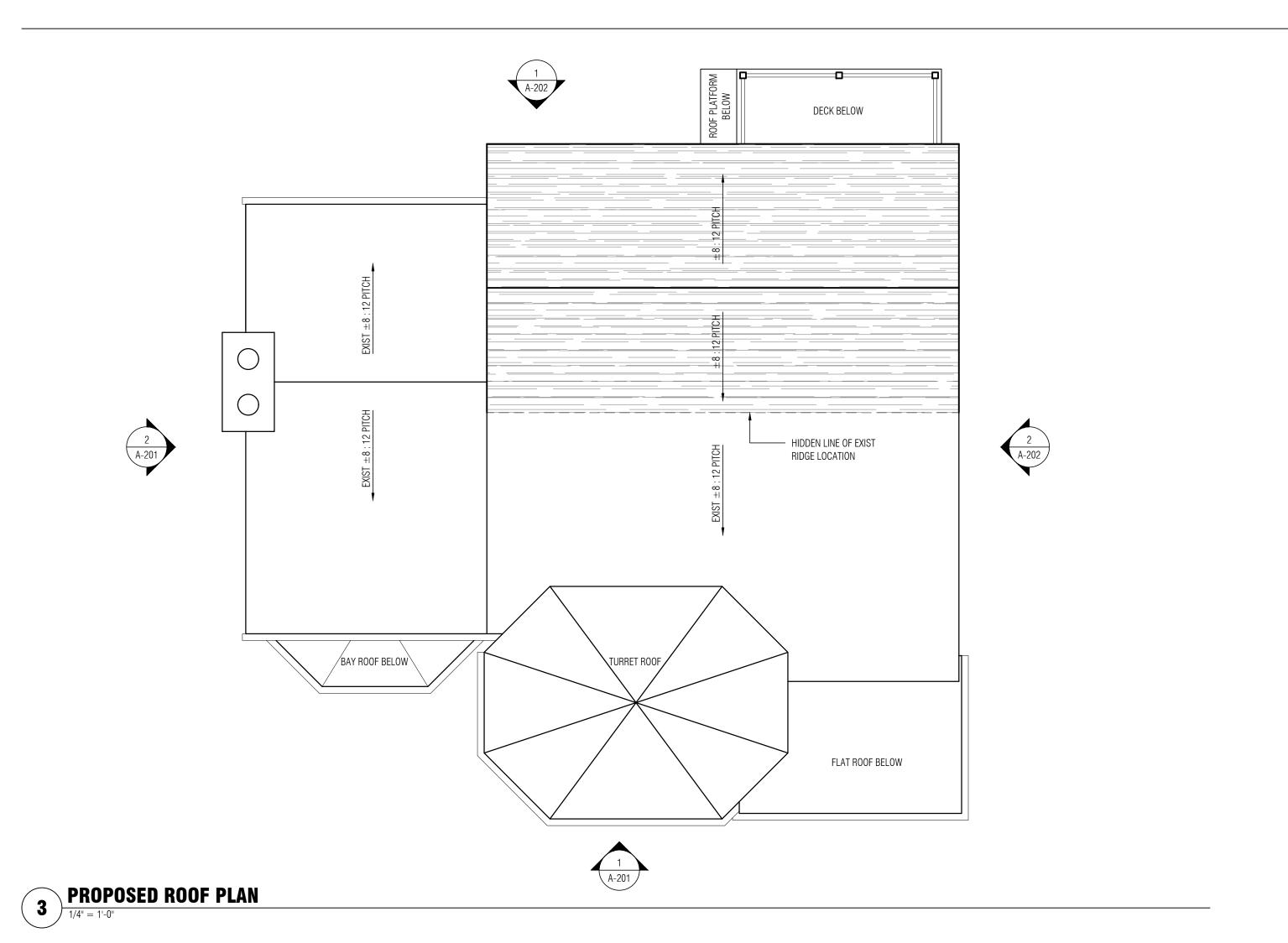
PROPOSED 2ND FLOOR PLAN + EXISTING 1ST & 2ND **FLOOR PLAN**

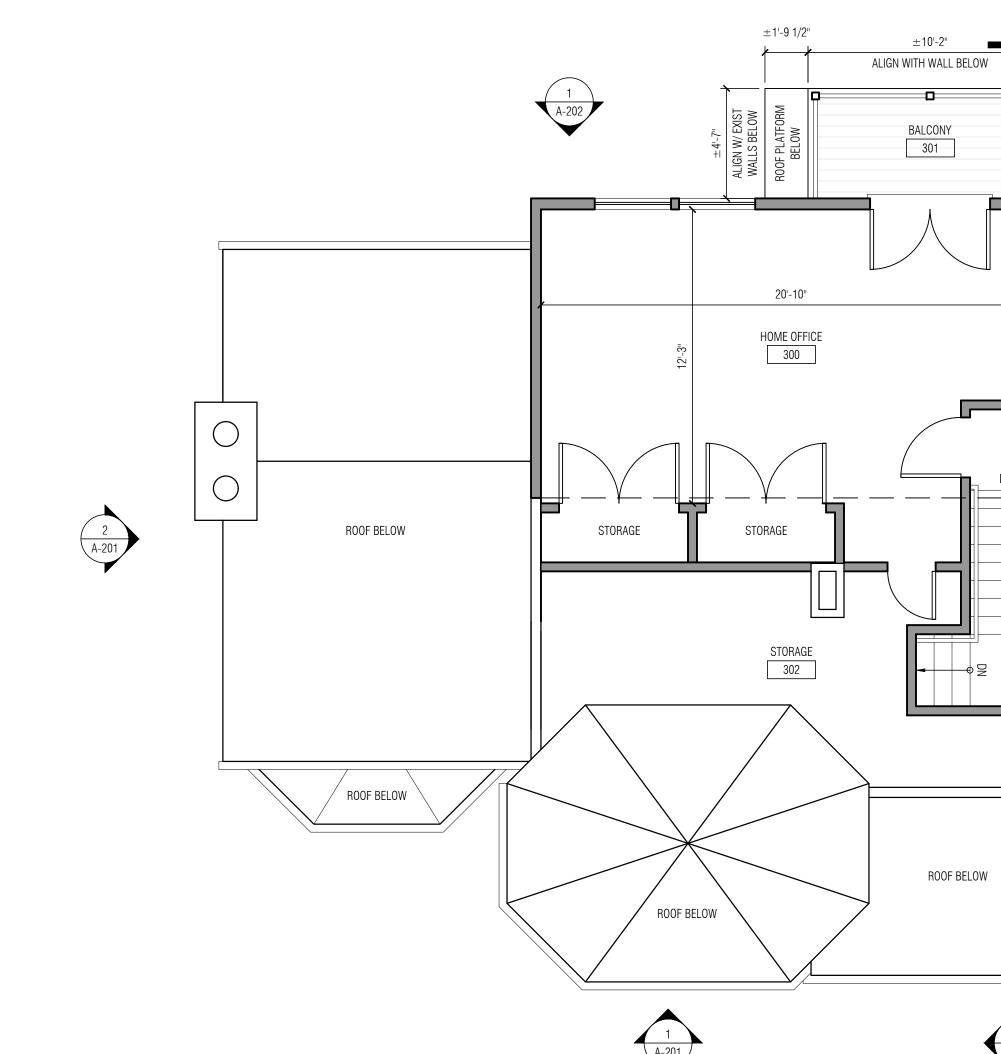
1/4" = 1'-0"

22005

A-101.00







PROPOSED 3RD FLOOR PLAN

1/4" = 1'-0"

LEGEND



NOTES

BALCONY 301

ROOF BELOW

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXISTING BEAM SUPPORTS. ANY DEFECT OR INADEQUATE FRAMING/SUPPORT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ANY MODIFICATION TO THE STRUCTURE MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW/APPROVAL BEFORE ANY WORK CAN PROCEED.

A-202

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115 HILLSIDE AVENUE, HASTINGS-ON-HUDSON, NY 10706

ADDITION + ALTERATIONS

TEAM

PROJECT

115 HILLSIDE

OWNER AMY FALDER & RAY HYLAND

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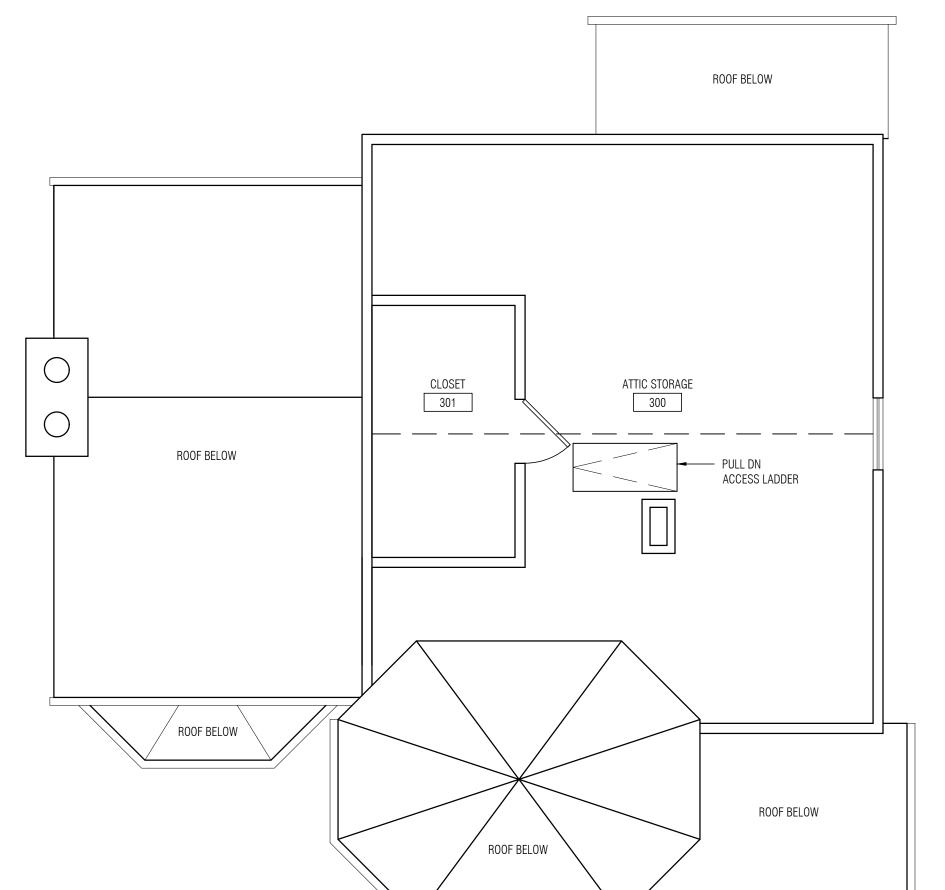
PROPOSED 3RD FLOOR PLAN + EXISTING 3RD FLOOR +

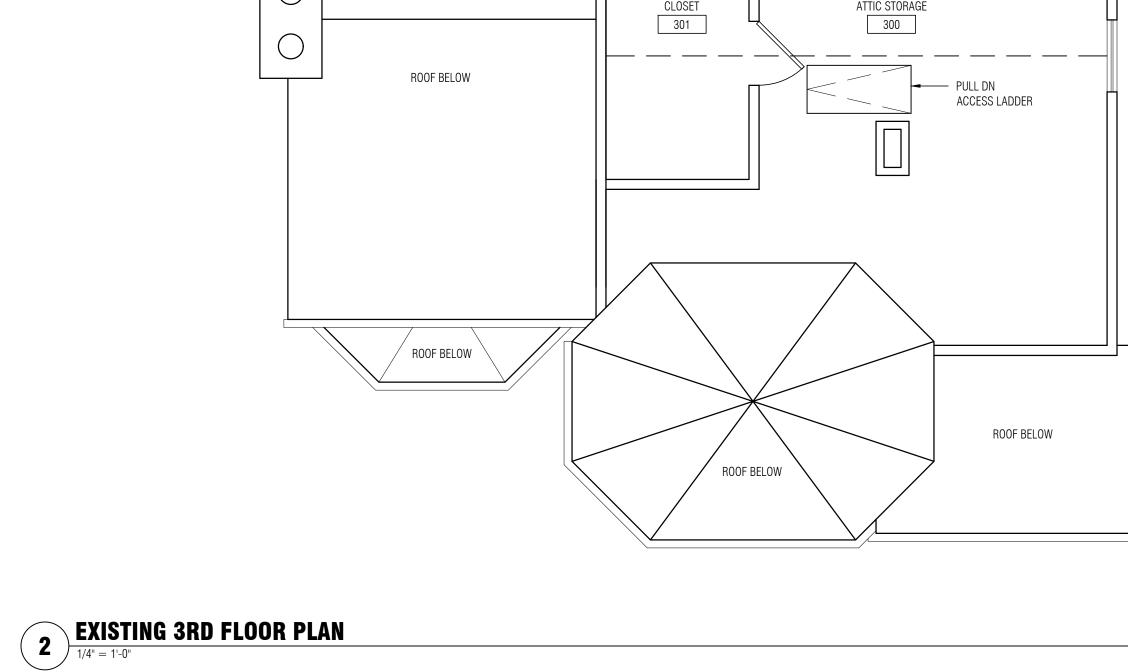
22005

PROPOSED ROOF PLAN

1/4" = 1'-0"

A-102.00







PROJECT

A-201.00



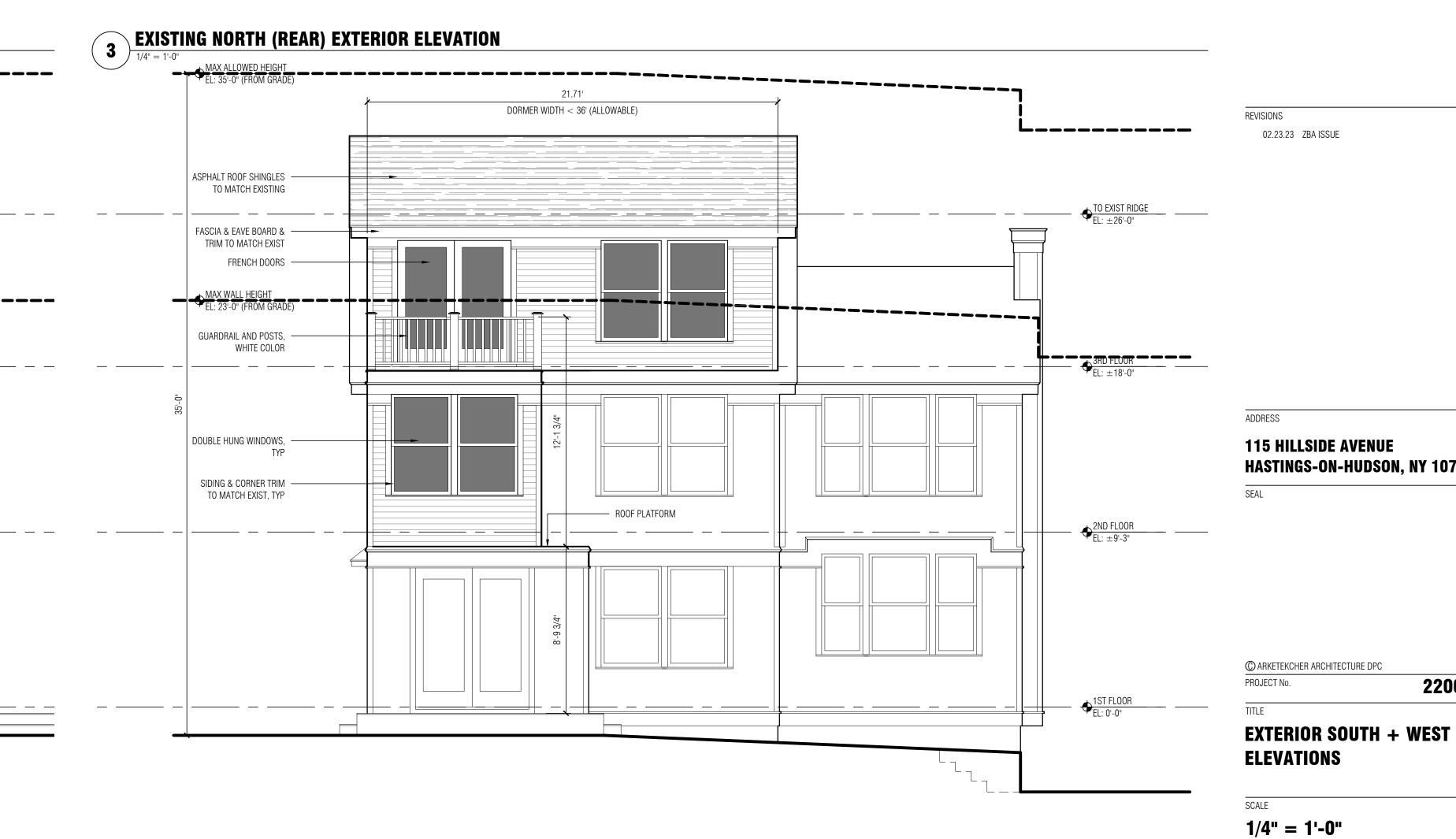
- CIRCULAR WINDOW

- FASCIA & EAVE BOARD & TRIM TO MATCH EXIST

SIDING & CORNER TRIM
 TO MATCH EXIST, TYP

GUARDRAIL AND POSTS,
 WHITE COLOR

SIDING & CORNER TRIM
 TO MATCH EXIST, TYP



PROPOSED EAST (RIGHT) EXTERIOR ELEVATION

1/4" = 1'-0"

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2ND FL00R EL: ±9'-3"

1ST FLOOR EL: 0'-0"

(MATCH EXIST) ±8

PROPOSED NORTH (REAR) EXTERIOR ELEVATION

1/4" = 1'-0"

PROJECT 115 HILLSIDE

ADDITION + ALTERATIONS

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AMY FALDER & RAY HYLAND 115 HILLSIDE AVENUE, HASTINGS-ON-HUDSON, NY 10706

ARCHITECT

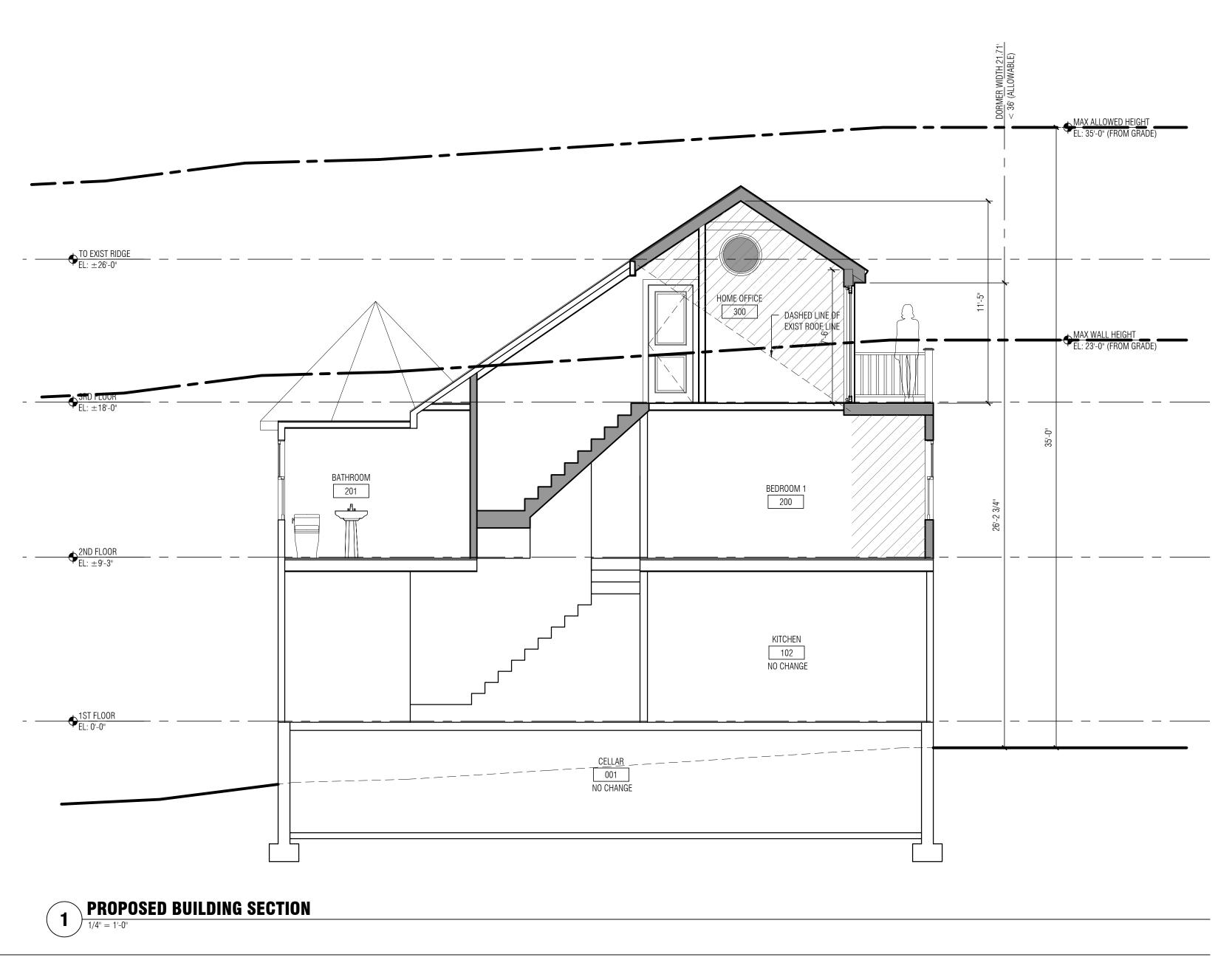
ARKETEKCHER

6 AMERICO CIRCLE, OSSINING NY 10562 T: 914.762.3936

HASTINGS-ON-HUDSON, NY 10706

22005

A-202.00



PROJECT

115 HILLSIDE ADDITION + ALTERATIONS

ärkətekchər

OWNER AMY FALDER & RAY HYLAND 115 HILLSIDE AVENUE, HASTINGS-ON-HUDSON, NY 10706 T: 917.710.2649

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ADDRESS

115 HILLSIDE AVENUE HASTINGS-ON-HUDSON, NY 10706

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PROPOSED BUILDING

22005

SECTION

SCALE 1/4" = 1'-0"

A-301.00































