

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Application and Procedure for Application for
Variance/Interpretation/View Preservation



Case number:..... Date of application:.....

Property owner: DEBORAH OR SCOTT JONES
 Property address: 15 ELM PLACE
 Name all streets on which the property is located: ELM PLACE
 Sheet: 4.40 Block: 35 Lot/Parcel: 10 Zoning District: R-7.5

Applicant: MITCHELL KOCH
 Standing of applicant if not owner: ARCHITECT
 Address: 20 MARBLE TERRACE, HASTINGS ON HUDSON, NY
 Daytime phone number: 914-623-0230 Fax number:
 E-mail address: MITCH@MKASTUDIO.COM

ZBA action requested for (See §295-146B & C : ☐ Use Variance/s; ☒ Area Variance/s;
☐ Interpretation; ☐ View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-60 D	>50% DAMAGE - BLDG MAY BE REBUILT TO PRIOR SIZE & LOCATION W APPROVAL	300sf	300sf
295-69 F 1 b	REQ'D 8' REAR YARD FOR ACCESSORY STRUCTURES	1.66'	1.66'
295-69 F 1 c	REQ'D 8' SIDE YARD FOR ACCESSORY STRUCTURES	1.69'	1.69'
295-69 F 2 a 1	BLDG COVERAGE 30%	2090 / 41.8%	2090 / 41.8%
295-69 F 2 a 2	DEVELOP COV AGE 40%	2565 / 51.3%	2565 / 51.3%

*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.....

VILLAGE OF HASTINGS-ON-HUDSON
Zoning Board of Appeals
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)	NO WORK
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	REQUIRED	EXISTING	PROPOSED
FRONT	25'	10.48'	NA
REAR	25'	34.21'	NA
SIDE ONE	8'	2.35'	NA
SIDE TWO	12'	11.45'	NA
TOTAL OF TWO SIDES	20'	13.8'	NA

YARD SETBACKS (Accessory Structure)
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	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	10'	16.66'	16.66'
REAR	8'	1.66'	1.66'
SIDE	8'	1.69'	1.69'

BUILDING HEIGHT	ACCESSORY
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	PERMITTED	EXISTING	PROPOSED
STORIES	1	1	1
FEET	15	13.5'	13.5'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	5000SF	5000SF	5000SF
*BLDG. COVERAGE/ % OF LOT AREA	1500/30%	2090 / 41.8%	2090 / 41.8%
*DEVELOPMENT COVERAGE / % OF LOT AREA	2000/40%	2565 / 51.3%	2565 / 51.3%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1 - FAMILY	1 - FAMILY	1 - FAMILY

** Single Family, Two Family, Commercial, Mixed Use etc.

VILLAGE OF HASTINGS-ON-HUDSON

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
NONE			

- ✓ List pending violations on this property if any:

NONE

- ✓ Is there an approved site plan for this property?: ☒ ... (Yes) ☐ ... (No)

- ✓ Is there an Accessory Apartment at this property?: ☐ ... (Yes) ☒ ... (No)

- ✓ Does this property have Boarder's Permit?: ☐ ... (Yes) ☒ ... (No)

- ✓ On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

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.

STATE OF NEW YORK

COUNTY OF WESTCHESTER 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:

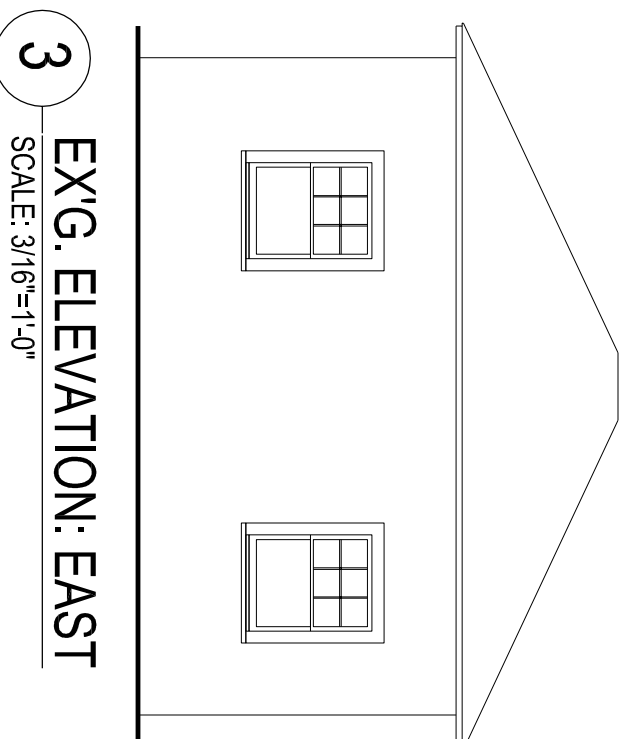
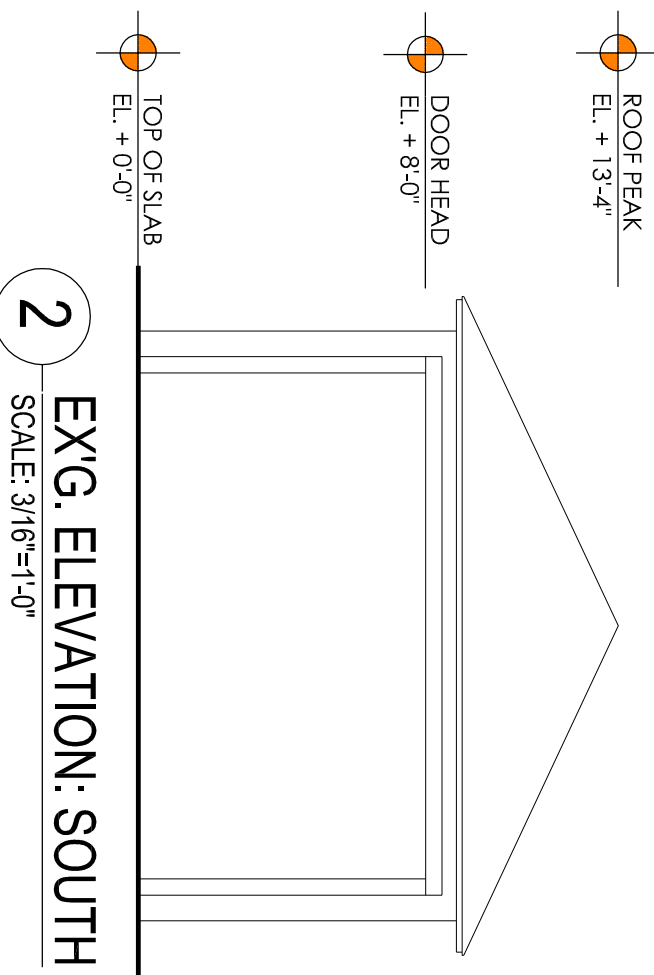
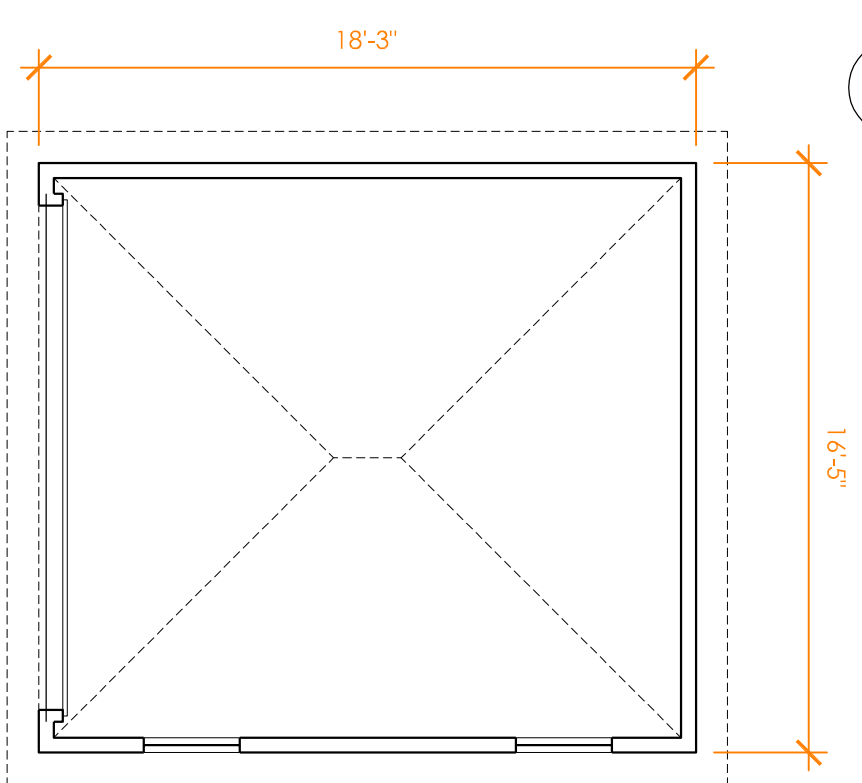
Applicant

Sworn to before me this _____ day
of _____, 20____

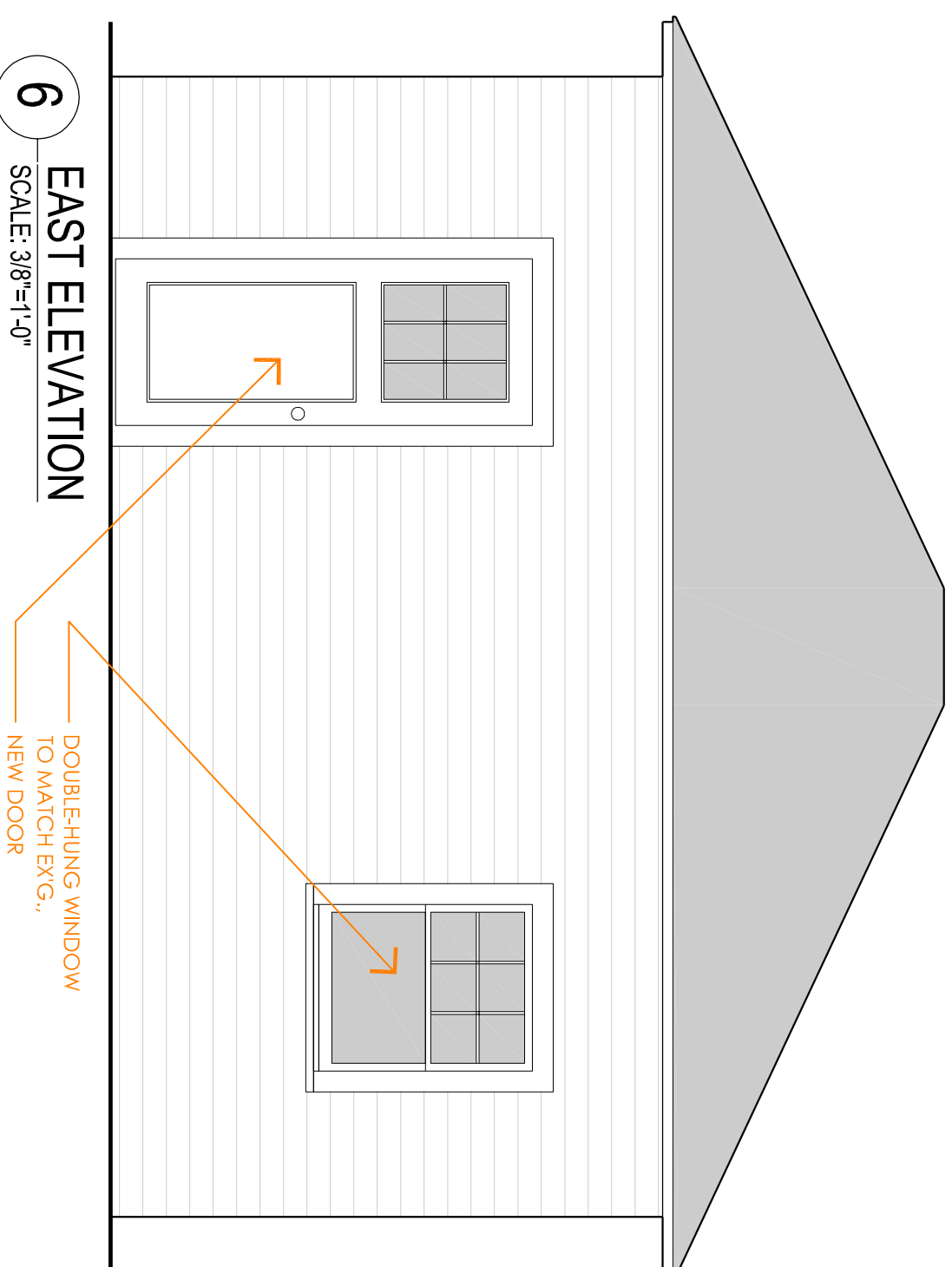
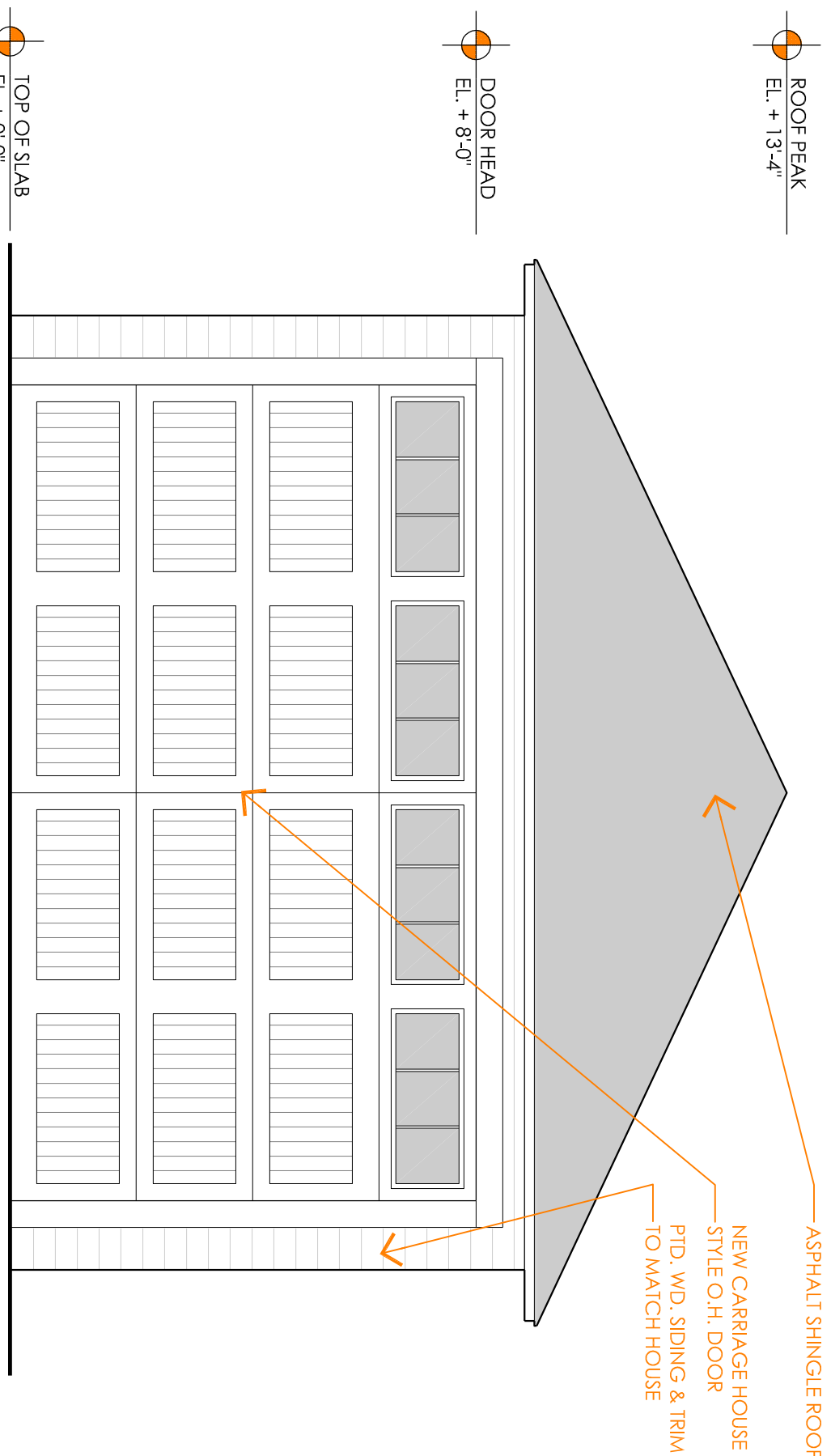
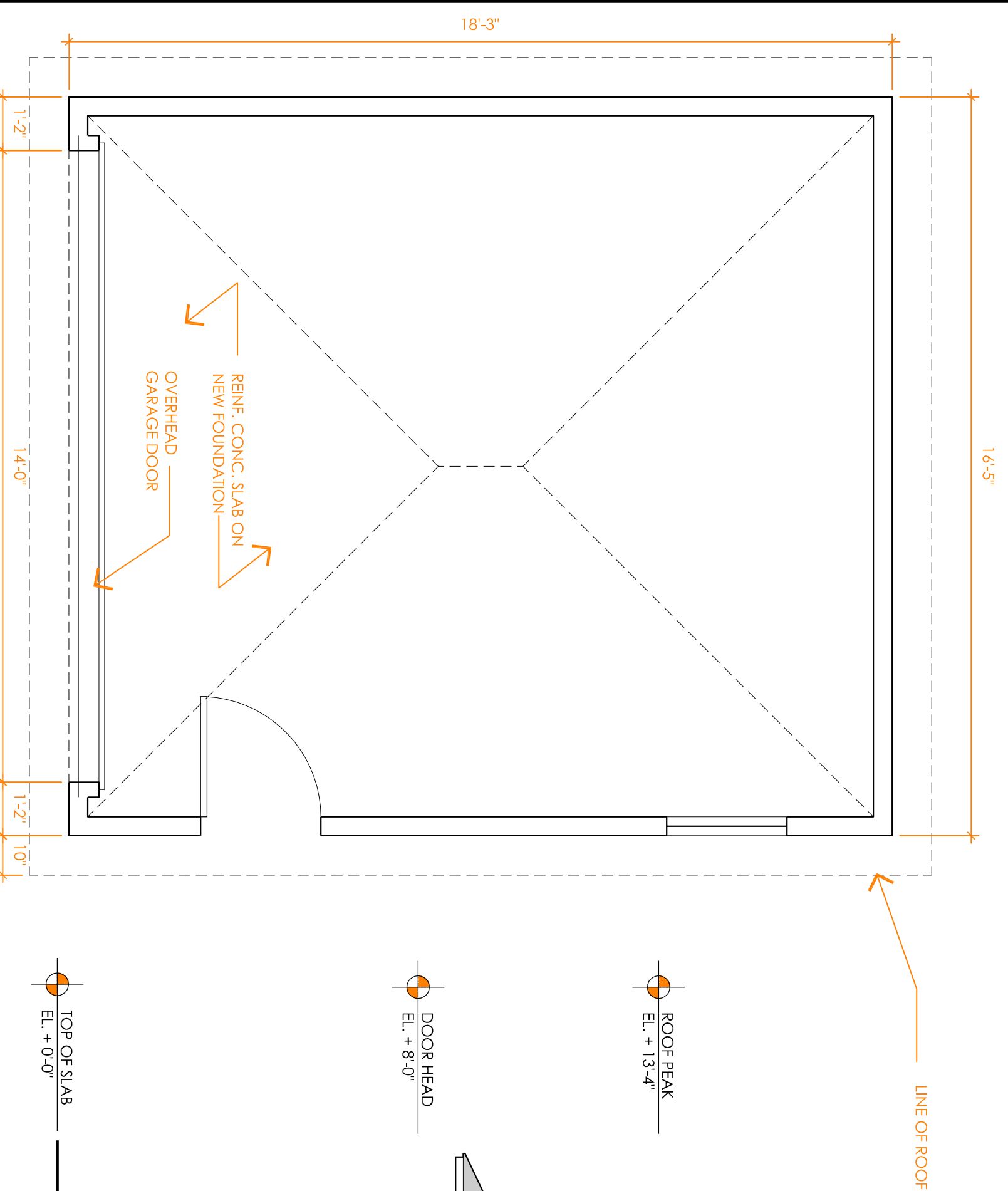
Notary Public



PHOTOS OF EXISTING GARAGE

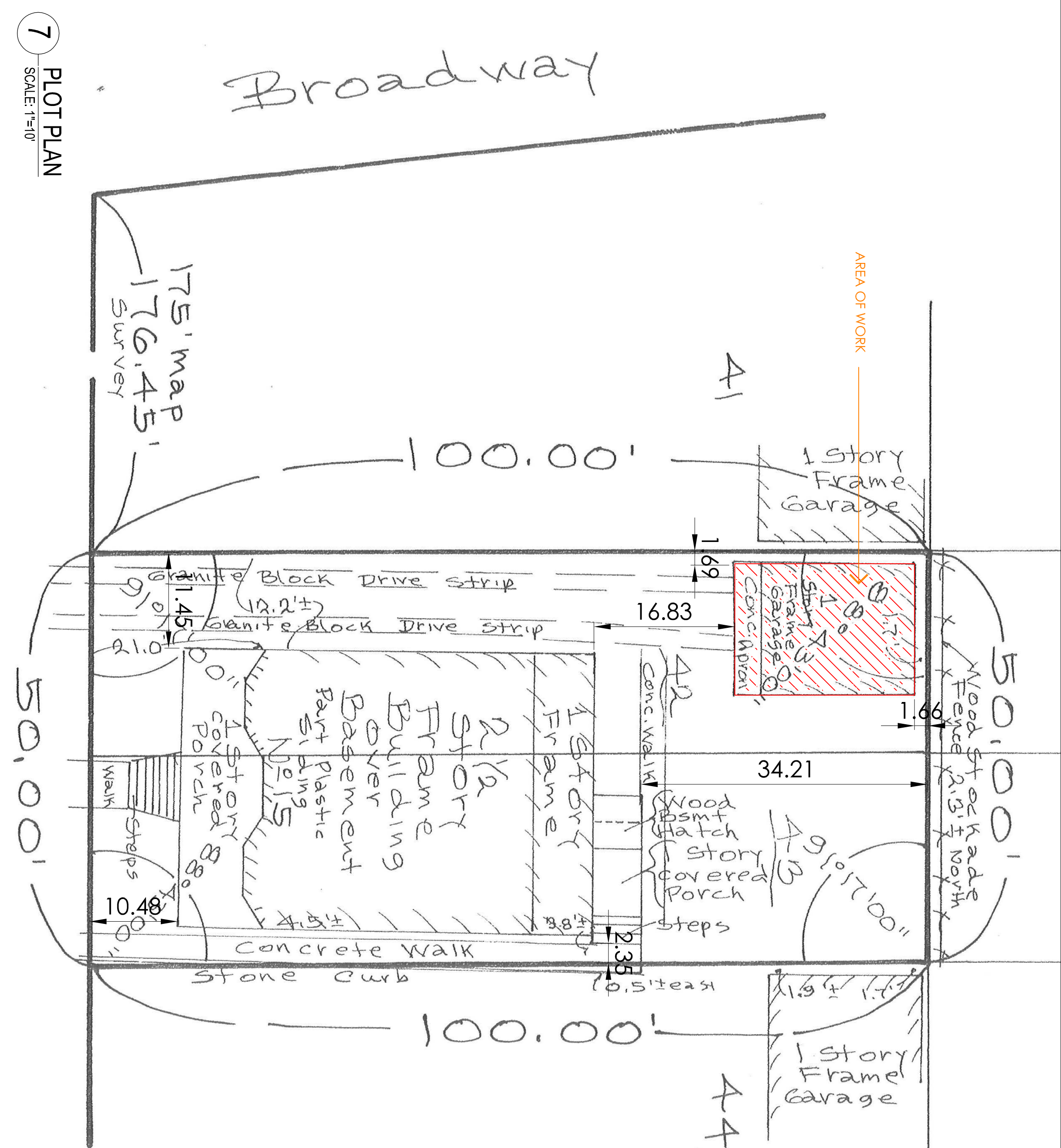


NOTE: NORTH & WEST
ELEVATIONS. SIMILAR



ZONING CALCULATIONS			
LOCATION:	15 ELM PLACE		
ZONING DISTRICT:	R-7.5		
SHEET:	4/04		
BLOCK:	35		
LOTS:	10		
USE:	REQUIRED	EXISTING	PROPOSED
YARD REQ'S (PRINCIPAL STRUCTURE)	ONE FAMILY RES.	ONE FAMILY RES.	NO CHANGE
FRONT:	25'	10.5'	10.5'
REAR:	25'	34.2'	34.2'
SIDE ONE:	8'	2.3'	2.3'
SIDE TWO:	12'	11.5'	11.5'
SIDE TOTAL:	20'	13.8'	13.8'
BUILDING HEIGHT:	35'	NA	NA
YARD REQ'S (ACCESSORY STRUCTURE)			
FRONT:	NA	NA	NA
REAR:	8'	1.7'	1.7'
SIDE ONE:	8'	1.7'	1.7'
SIDE TWO:	12'	31.75	31.75
SIDE TOTAL:	20'	33.4	33.4
BUILDING HEIGHT:	15'	13.5'	13.5'
BUILDING COV.:	30%	2090 SF / 41.8%	2090 SF / 41.8%
DEVELOPMENT COV.:	40%	2868 SF / 51.3%	2868 SF / 51.3%

NOTE: CALCULATIONS FOR PRINCIPAL STRIPS ARE ESTIMATES; NOT IN SCOPE OF WORK.



A1

PLANS & ELEVATIONS
PLOT PLAN
PHOTOGRAPHS OF EXISTING
ZONING CALCULATIONS

GARAGE

JONES RESIDENCE
15 ELM PLACE
HASTINGS-ON-HUDSON, NY 10706
SBL: 4.04-35-10



A1.0 ZONING

[illegible]

SECTION: 4.04 BLOCK: 35
LOT: 10 SHEET: 1

TITLE #: BT# 74169

TITLE SURVEY OF Lot Numbers 42 and 43
AS SHOWN ON Min+urn Park Map of hand Belonging
TO W. W. Tompkins Village of Hastings-on-Hudson
SITUATED IN Town of Greenburgh, West Co., New York
FILED IN THE COUNTY CLERK'S OFFICE January 15, 1896 MAP# Vol 11 Pg 45

PREPARED BY:
EDWARD G. MIHALCZO
LAND SURVEYOR LLC
24 BERKSHIRE ROAD
YONKERS, NEW YORK 10710
(914)476-1453 (914)969-2341 FAX

Edward G. Mihalcz
EDWARD G. MIHALCZO LAND SURVEYOR LLC
NEW YORK STATE LICENSE # 36181
DATE: June 21, 2016

GUARANTEED TO: Wells Fargo Bank, NA, its
successors and/or assigns, Benchmark Title
Agency LLC, Stewart Title Insurance
Company, Scott B. Jones, Deborah M. Jones
and limited to Title No BT# 74169 only

THIS SURVEY WAS PREPARED FOR TITLE TRANSFER
UNDER THE SPECIFIC TITLE NUMBER LISTED ABOVE
GUARANTEES OR CERTIFICATIONS NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

ALL CERTIFICATIONS HEREON ARE VALID FOR THE MAP
AND COPIES THEREOF ONLY IF SAID MAP OR COPIES
BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON

UNAUTHORIZED ALTERATION OF THIS DOCUMENT
IN ANY WAY CONSTITUTES A VIOLATION OF THE NEW
YORK STATE EDUCATION LAW 7209(2)

THIS SURVEY IS NOT TO BE UPDATED BY
"VISUAL INSPECTION"

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SURVEYOR LLC ALL RIGHTS RESERVED INCLUDING
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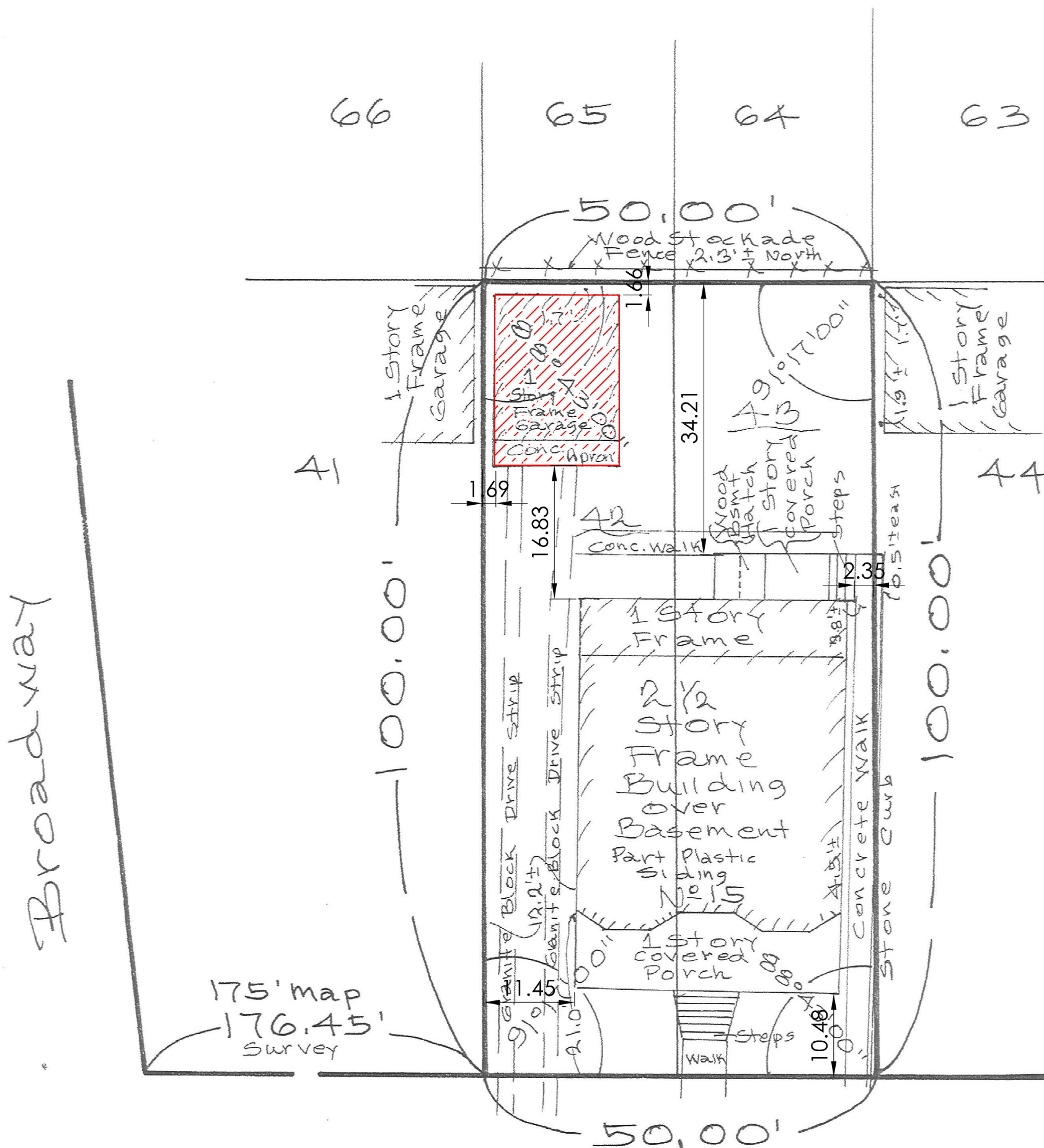
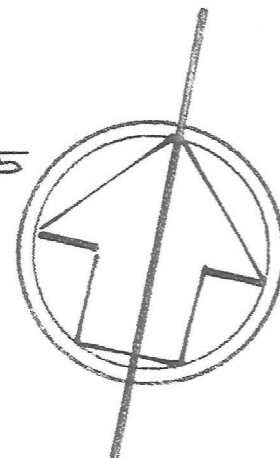
THIS SURVEY IS BASED UPON INFORMATION PROVIDED
BY CLIENT OR CLIENT'S REPRESENTATIVE AND SUBJECT
TO THE FINDINGS OF A COMPLETE TITLE REPORT

THIS SURVEY IS NOT TO BE USED BY DESIGN
PROFESSIONALS, CONTRACTORS, PROPERTY
OWNERS OR ANY OTHER ENTITIES TO DESIGN
OR ERECT STRUCTURES, LANDSCAPING, PREPARE
SITE PLANS, APPLY FOR BUILDING PERMITS OR
ZONING VARIANCES

ENCROACHMENTS BELOW GRADE AND OR SUB GRADE
FEATURES IF ANY NOT VISIBLE AT TIME OF SURVEY ARE
NOT SHOWN ON THIS MAP

THERE WERE NO STAKES SET AS PART OF THIS SURVEY

SURVEYED "AS IN POSSESSION"



Elm Place
40' Wide (Formerly Tompkins Pl.)