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September 27, 2019

Zoning Board of Appeals  
Hastings on Hudson, NY  
Re: 245 Farragut Parkway

Dear Board Members

On behalf of the Marion Shohfi Trust I am seeking a variance from the strict interpretation of Zoning Code with regard to a very small addition added to this little house at least 40 years ago.

Based on the old building card, there was originally a non-conforming open porch on the south side of the house. Two siblings are registered as the property owners. Austin Shohfi, the brother, apparently enclosed part of that porch and added a bit more to increase his kitchen by about 5'.

Both the former and the current configurations represent a 2.2' encroachment into the required side yard, and both conditions exceed the maximum development coverage allowed, principally because this is a 6534sf lot in an R-10 zone – it's really all about the driveway.

At this point both brother and sister are deceased and a neighbor has signed on as executor of the estate. We are trying to legalize the work done back in the 70's (?) so the house can be sold.

It is our hope you will see fit to award this small variance.

Yours truly,

A handwritten signature in black ink that reads "Mitchell Koch". The signature is written in a cursive, flowing style.

Mitchell Koch

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



1. 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:

✓ Single family residence	\$ 250.00	\$ 500.00*
✓ Two family residence	\$ 300.00	\$ 600.00*
✓ Multiple family residence	\$ 350.00	\$ 700.00*
✓ Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
✓ Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓ View Preservation Stand Alone	1-2 Family-\$250.00/\$500.00*	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:
  - ✓ Proof of mailing and and supporting documentation or
  - ✓ The mailing list with dates and initials of recipients and a notarized affidavit stating:

*I, fill in your name, do hereby swear that all the legal notices 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.

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



Case number:..... Date of application:..... **9/18/2019**

Property owner:..... **MARION SHOHFI TRUST**  
 Property address: **245 FARRAGUT PARKWAY**  
 Name all streets on which the property is located:.....  
 Sheet: **SBL:4.110-109-13** Block: ..... Lot/Parcel: ..... Zoning District: **R-10**

Applicant:..... **MITCHELL KOCH**  
 Standing of applicant if not owner: **ARCHITECT**  
 Address: **20 MARBLE TERRACE, HASTINGS**  
 Daytime phone number: **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*
<b>295-68.F.1.c</b>	<b>12' SIDE YARD REQ'D</b>	<b>9.8' OPEN PORCH</b>	<b>9.8' KIT. EXTENSION</b>
	<b>2 SIDES COMBINED 30'</b>	<b>24.3' BOTH</b>	<b>24.3' BOTH</b>
<b>295-55 A</b>	<b>PROHIBITION AGAINST</b>	<b>9.8' OPEN PORCH</b>	<b>9.8' KIT. EXTENSION</b>
	<b>EXTENDING 'A'</b>		
	<b>NONCONFORMITY</b>		
<b>295-68.F.2.a.2</b>	<b>35% DEVELOPMENT</b>	<b>2604sf/40%</b>	<b>2604sf/40%</b>
	<b>COVERAGE, MAX.</b>		

\*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)

	REQUIRED	EXISTING	PROPOSED
FRONT	30	30.1	30.1
REAR	30	53.4	53.4
SIDE ONE	18	14.5	14.5
SIDE TWO	12	9.8	9.8
TOTAL OF TWO SIDES	30	24.3	24.3

**YARD SETBACKS**  
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

**BUILDING HEIGHT**

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1.5	1.5
FEET	35	25	25

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	6534	6534
*BLDG. COVERAGE/ % OF LOT AREA	2500/25	946/14%	946/14%
*DEVELOPMENT COVERAGE / % OF LOT AREA	3500/35%	2604/40%	2604/40%

\*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
.....	.....	.....	.....
.....	.....	.....	.....

- ✓ List pending violations on this property if any:

.....  
.....

- ✓ 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

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



Name : LAURA HILL, being duly sworn, deposes and says that he/she resides at 241 FARRAGUT PARKWAY in the Village of Hastings-on-Hudson in the County of Westchester, in the State of New York, that he/she is the **EXECUTOR FOR THE MARION SHOHI TRUST** parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and designated as Sheet 4.70-50-1 Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that he/she hereby authorized MITCHELL KOCH, RA 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.:

                    *L Hill*                      
Owner

SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

### **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.

## CODE OF THE VILLAGE OF HASTINGS ON HUDSON

### § 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:
    - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
    - b. 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.

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## 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 [C](#) 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.



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)			
	REQUIRED	EXISTING	PROPOSED

	REQUIRED	EXISTING	PROPOSED
FRONT	30	30.1	30.1
REAR	30	53.4	53.4
SIDE ONE	18	14.5	14.5
SIDE TWO	12	9.8	9.8
TOTAL OF TWO SIDES	30	24.3	24.3

BUILDING HEIGHT

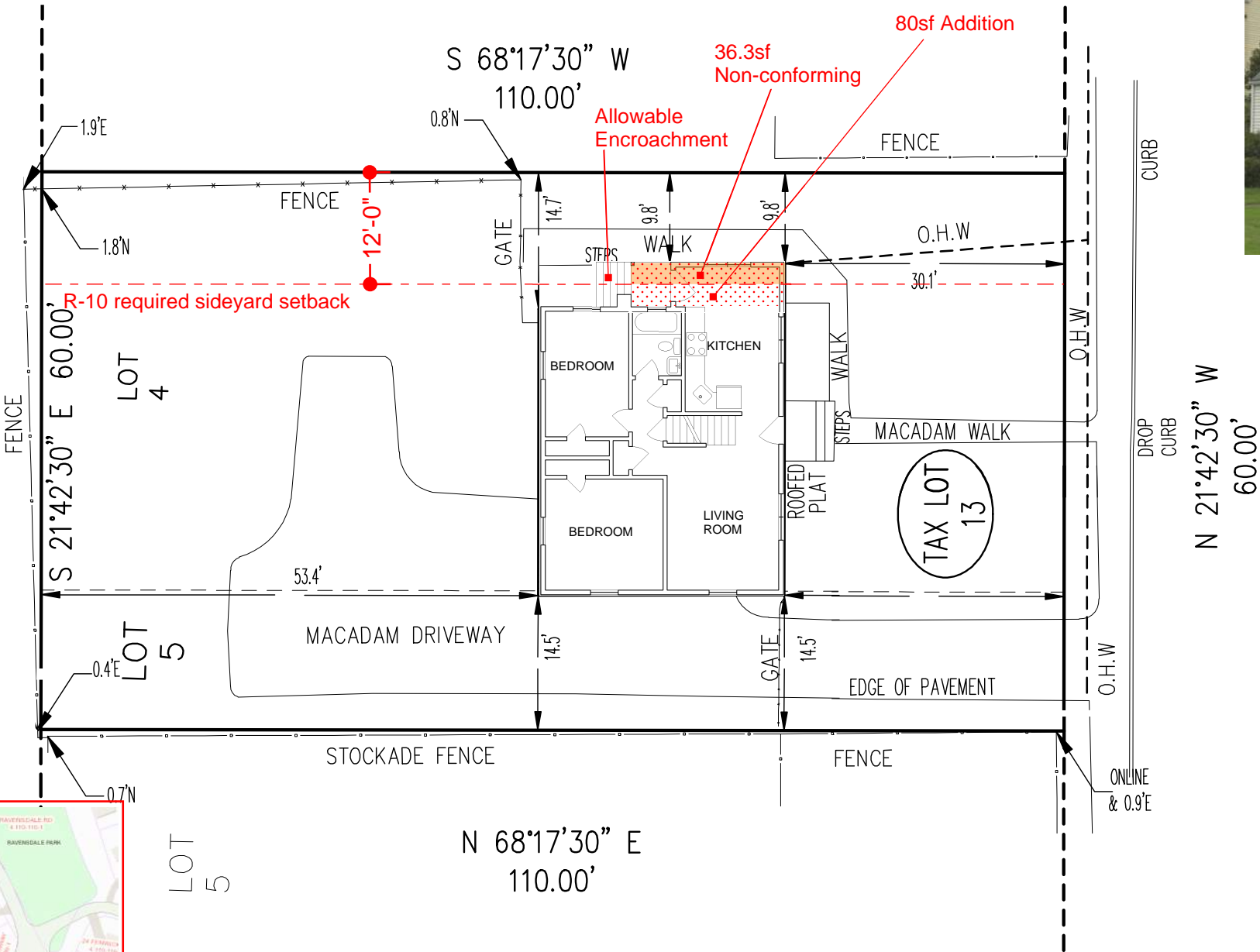
	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	1.5	1.5
FEET	35	25	25

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	6534	6534
*BLDG. COVERAGE/ % OF LOT AREA	2500/25	946/14%	946/14%
*DEVELOPMENT COVERAGE/ % OF LOT AREA	3500/35%	2604/40%	2604/40%

OCCUPANCY AND USE

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



FARRAGUT PARKWAY



*Mitchell Koch*

**Summit Land Surveying P.C.**  
21 Drake Lane  
White Plains NY 10607  
(914) 629-7758  
Info@summitsurveyingpc.com

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

NOT FOR TITLE TRANSFER.

SCALE: 1"= 16.0'  
Measurement in U.S. Standard.

DATE: SEPTEMBER 05, 2019.

JOB NUMBER  
WCRO3307-BL-A-4.

SURVEY OF  
TAX LOT 13 IN BLOCK 109, SECTION 4.110  
AS SHOWN ON THE OFFICIAL TAX MAPS OF  
VILLAGE OF HASTINGS ON HUDSON  
LOCATED AT  
VILLAGE OF HASTINGS ON HUDSON  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.  
Being Lot 4 and Adjoining 15 of Lot 5, as shown on, "Map of Ravensdale", and said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, as Map Number 3307.  
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