

APPLICATION FOR BUILDING PERMIT

THE VILLAGE OF HASTINGS-ON-HUDSON | 7 Maple Ave, Hastings-on-Hudson NY 10706

Application No. 25714
Job Location 248 Mt Hope Blvd
Property owner John Doherty
Occupancy One/ Two Family

Date 20/06/2017
Parcel ID 4.90-89-12
Property class Single Res
Zoning

APPLICANT

John Doherty

n/a

9142555000

248 Mt. Hope Blvd. Hasting-on-Hudson, NY 10706

CONTRACTOR

Contractor License information

License Name	License Number	Expiration

Description of work

Type of work Deck/ Porch

Requested by

Est. cost of work \$24,000

Desc. of work

Applicant is Owner

In association

Property class Single Res

wood deck addition at rear at 1st fl. level

Please Note: Completing the application form does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

248 Mt Hope Blvd	4.90-89-12	Deck/ Porch
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AFFIDAVIT OF APPLICANT

I: **John Doherty** being duly sworn, depose and says: That s/he does business as: n/a with offices at: **248 Mt. Hope Blvd.** and that s/he is:

☒ The owner of the premises described herein.

☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said Corporation is duly authorized by the Owner to make this application.

☐ A General Partner of _____ with offices at _____ and that said Partnership is duly authorized by Owner to make this application.

☐ The Lessee of the premises, duly authorized by the owner to make this application.

☐ The Architect or Engineer duly authorized by the owner to make this application.

☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Hastings-on-Hudson Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 21ST day of JUNE of 2017


Notary Public/ Comm. of Deeds


Applicant's Signature

PETER J. RIOLO JR.
Notary Public, State of New York
No. 01RI4605295 Westchester Co.
Term Expires Dec. 31, 2017

OWNER'S AUTHORIZATION

I: **John Doherty** as the owner of the subject premises and have authorized the applicant named above to submit this application on my behalf.

Sworn to before me this _____ day of 20_____

* Property owner's email _____

Notary Public/ Comm. of Deeds

PETER J. RIOLO JR.
Notary Public, State of New York
No. 01RI4605295 Westchester Co.
Term Expires Dec. 31, 20____

Owner's Signature

* Property owner's email address is required and will be used only to send updates about this permit application.

INSTRUCTIONS/ CHECK LIST

Please Note: Completing the application form does not constitute a permit to commence construction.

To complete the application process, you will need to deliver to the Building Department the following:

- ☐ An application fee of; \$25 up to 10,000, \$50 up to 100,000, \$200 up to 1 mi., \$500 in excess of 1mi.
- ☐ A signed notarized application form
- ☐ Two (2) copies of an up-to-date **survey (for any exterior work)**
 - If the survey is more than one (1) year old, a notarized statement from the property owner must be written on the survey stating:
The survey which is being submitted is "AS THE PROPERTY CURRENTLY EXISTS"
 - The survey must show all the Set Backs and Dimensions of any and all existing structures as well as the proposed work.
Lot Coverge and Structure(s) Elevations must be indicated on the application along with topographical, if needed
- ☐ If applicable, three (3) sets of architectural plans, stamped and signed by a NYS licensed Architect or Professional Engineer.

Contractor's requirement

If the contractor's insurance and licenses were not uploaded, please submit one (1) copy of each of the following:

- ☐ Contractor's Certificate of Liability listing the Village of Hastings-on-Hudson as the Certificate Holder and Additional Insured.
- ☐ Contractor's Workman's Compensation or a Waiver of Insurance if all work to be performed by the property owner.
- ☐ Westchester County Home Improvement License.
 - Note:** Please be advised, under **new** State and Municipal Laws, the Workman's Compensation and disability benefits insurance must be submitted on separate State approved forms. The "Acord Form" are no longer acceptable proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486. 6307 or by visiting their website: www.wcb.state.ny.us or by contacting the insurance provider.

If the property owner is the contractor, then the property owner is required to submit their Homeowner's Insurance information.

Signatures and notaries must be originals. Photo copies cannot be accepted by law.

Application is reviewed by the Building Inspector and is then either approved or denied. The Building Inspector has TEN (10) WORKING DAYS to review the application. Longer time may be necessary for review if plans have to be sent to either the County or State for review and/or approval.

If the application is approved, the property owner will be notified by email, telephone call, or mail and the Building Permit shall be issued to the property owner. The fees for a Building Permit are based on the total cost of construction as stated on the permit application.

After the work has been completed it is the property owner's responsibility to contact the Building Department by telephone call for a final inspection. **The CO is mailed to the property owner only.**

Please note:

1. After a Building Permit has been issued, occupancy is prohibited until a CO has been issued.
2. Failure to obtain a CO may delay refinancing or selling the property.

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

Application & Procedures for Application for
Variance/Interpretation/View Preservation



Case Number: Date of Application: 6/20/2017

Property Owner: JOHN DOHERTY

Property Address: 248 MT. HOPE BLVD. HASTINGS-ON-HUDSON, NY 10706

Name all streets on which the property is located: CORNER OF MT. HOPE BLVD. & OVERLOOK RD.

Sheet: 34 Block: 709 Lot/Parcel: 7A Zoning District: R-10
PARCEL ID: 4.90-89-12

Applicant: JOHN DOHERTY

Standing of applicant if not owner:

Address: 248 MT. HOPE BLVD. HASTING-ON-HUDSON NY. 10706

Daytime phone number: 914 255 5000 Fax number:

Email address: john@peterriolo.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*
295-68F.1b	rear yard min. 30 ft. (24 ft. for decks)	12.7 FT. non-conforming	5.33 FT.
295-68F.2a2	max. develop. coverage 35%	35.2 % non-conforming	35.5 %
.....
.....
.....
.....

*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 FT.	24 FT.	NO CHANGE
REAR	30 FT.	12.7 FT. non-conforming	5.33 FT.
SIDE ONE	12 FT.	12.6 FT.	NO CHANGE
SIDE TWO	18 FT.	31.2 FT.	NO CHANGE
TOTAL OF TWO SIDES	30 FT.	43.8 FT.	NO CHANGE

YARD SETBACKS (Accessory Structure) N/A

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT N/A

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10349 SF	NO CHANGE	NO CHANGE
BLDG. COVERAGE/ % OF LOT AREA	25 %	19.9 %	22.7 %
DEVELOPMENT COVERAGE / % OF LOT AREA	35 %	35.2 %	35.5 %

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	RESIDENTIAL	RESIDENTIAL	NO CHANGE

** 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 Building Department, 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:

John Doherty
Applicant

Sworn to before me this 21st day
of June, 2017

Peter J. Riolo Jr.
Notary Public

PETER J. RIOLO JR.
Notary Public, State of New York
No. 01RI4605295 Westchester Co.
Term Expires Dec. 31, 2022

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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

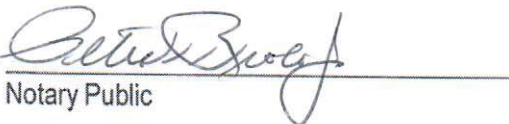


STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON ss.:

Name : JOHN DOHERTY, being duly sworn, deposes and says that he/she resides at 248 MT. HOPE BLVD. HASTINGS ON HUDSON, NY 10706 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-Hudson aforesaid and known and designated as Sheet _____ Block _____ and Lot _____ on the tax map, and that he/she hereby authorized TOMASZ LOPNSKI at DS2STUDIO to make the annexed application on his/her behalf and that the statement of fact contained in said application are true.


Owner

SWORN TO BEFORE ME THIS 21st DAY
OF JUNE 2017


Notary Public

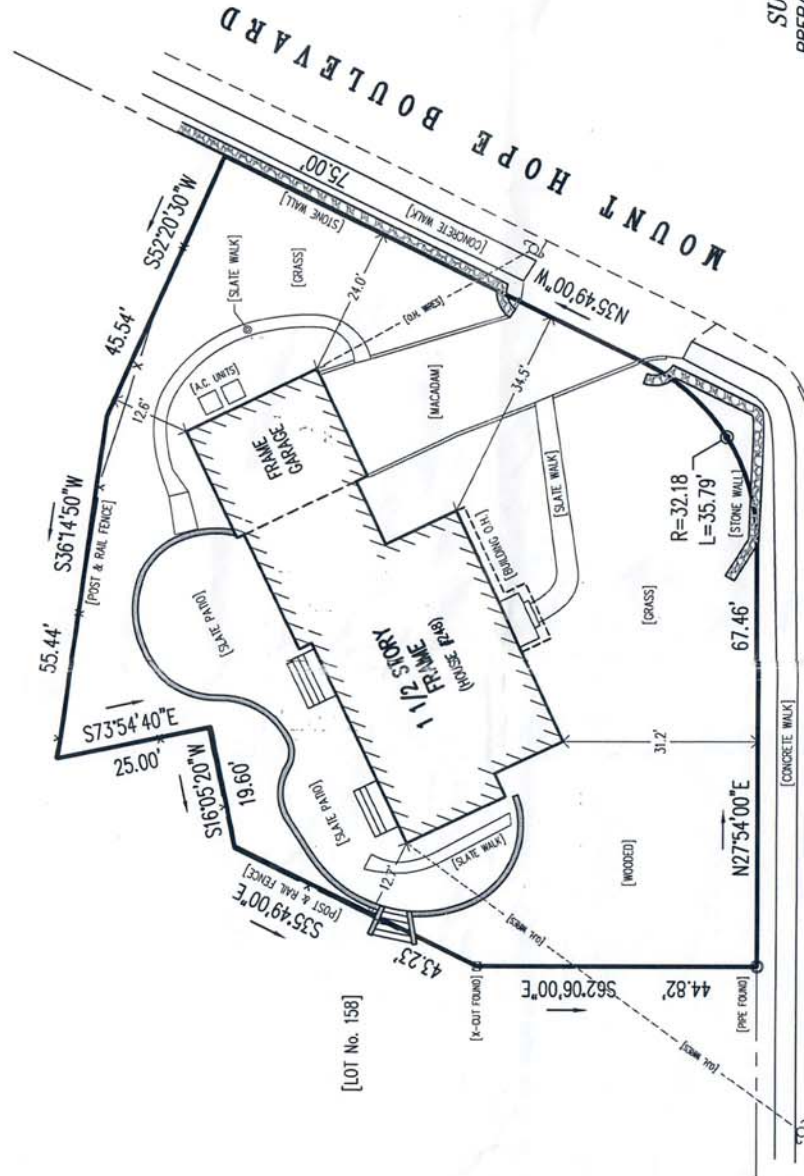
PETER J. RIOLO JR.
Notary Public, State of New York
No. 01RI4605295 Westchester Co.
Term Expires Dec. 31, 2017

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.



[LOT No. 153]



[LOT No. 158]

Certified, as noted and limited below, only to:

- JOHN DOHERTY

OVERALL SITE AREA - 410,348.00 SF. (0.2375 ACRES)

THE PREMISES HEREON IS KNOWN AND DESIGNATED AS A PORTION OF LOT(S) 153, 154, 155, 157 AND ALL OF LOT 158 IN SECTION 6 AS SHOWN ON "FINAL MAP OF HUDSON HEIGHTS", SITUATE IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK. MAP WAS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON SEPTEMBER 26, 1916 AS MAP No. 2139.

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNED BY, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, LENDING INSTITUTION AND GOVERNMENTAL AGENCY LISTED HEREON; SAID CERTIFICATIONS ARE NOT INTENDED TO RUN TO ADDITIONAL TITLE COMPANIES, LENDING INSTITUTIONS, SUBSEQUENT OWNERS OR FUTURE CONTRACT VENDORS.

UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY ENCUMBRANCES RELATED THEREON, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS AND IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CONTRACTORS' LINE & GRADE SOUTH L.L.C.

23 Nepperhan Avenue

Elmsford, New York 10523

Phone: (914) 347-3141

office@lineandgrade.net

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SURVEY
PREPARED FOR

JOHN DOHERTY

PROPERTY SITUATE AT

248 MOUNT HOPE BOULEVARD

VILLAGE OF HASTINGS-ON-HUDSON

COUNTY OF WESTCHESTER

STATE OF NEW YORK

SCALE: 1" = 20'

Date: APRIL 27, 2017

OVERLOOK ROAD



Land Projects 2004\37-2360 John Doherty_248 MOUNT HOPE BLVD.dwg\2360-Survey.dwg

Members of the Hastings Planning Board
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re:
Deck addition to the Residence at 248 Mt. Hope Blvd.

June 1st, 2017

Dear Chairperson and Members of Zoning Board of Appeals

Our client's intention is to build a 328 sf. deck to replace part of the existing patio on grade at the rear of the house that would create a smooth and safe transition from dining room and kitchen to outdoor space. Proposed deck is a low structure, raised approximately 28" and less above grade with a 36" high railing at the perimeter.

In order to obtain a building permit following zoning area variances are required:

295 - 68F.1b - rear yard min. 30 ft. (6 ft. deck projection allowed):
existing rear yard is 12.7 ft. (non-conforming) to the house; proposed is 5.33 ft. to new decka

295 - 68F.2a2 - max. development coverage 35%
existing is 35.2% (non-conforming); proposed is 35.5%

Note, the house is located on corner lot, closer to irregular rear lot line.

Thank you for your consideration to review our proposal.

Sincerely,
Tomasz Lopinski

A handwritten signature in blue ink, appearing to read 'Lopinski', with a stylized flourish at the end.

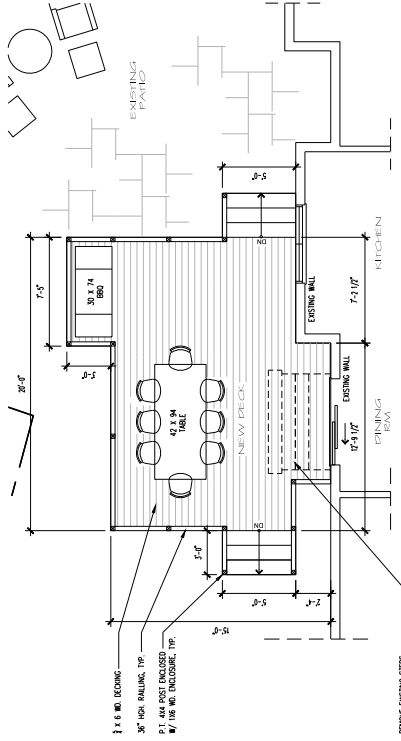
cc:
John Doherty
DS2studio



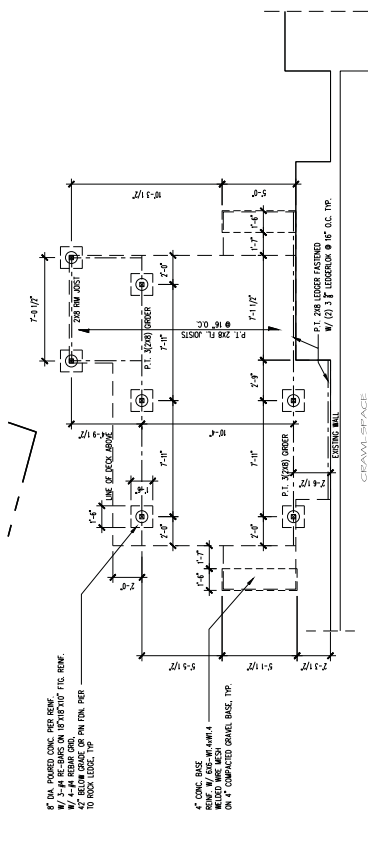




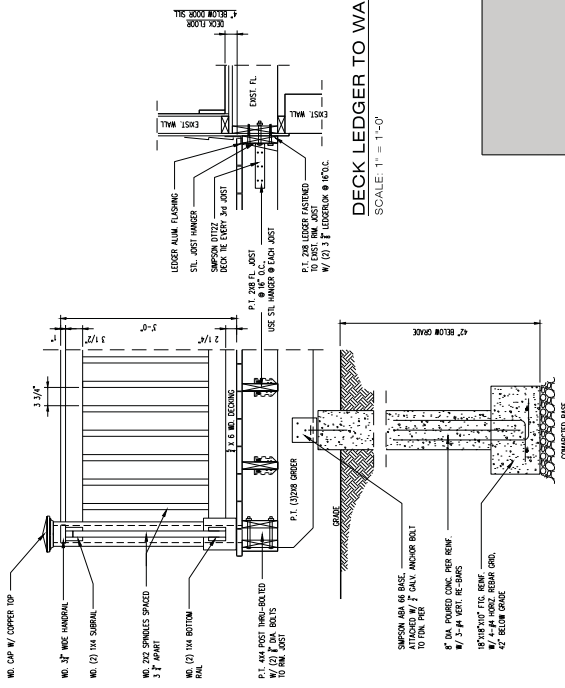
**PLANS
ELEVATIONS
DETAILS**



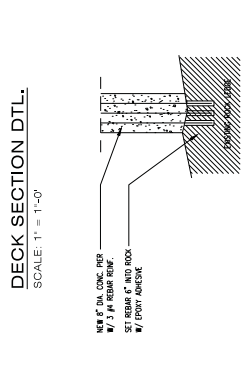
DECK CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



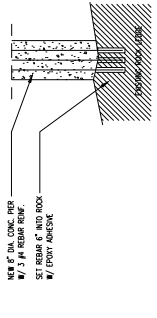
FDN. PLAN
SCALE: 1/4" = 1'-0"



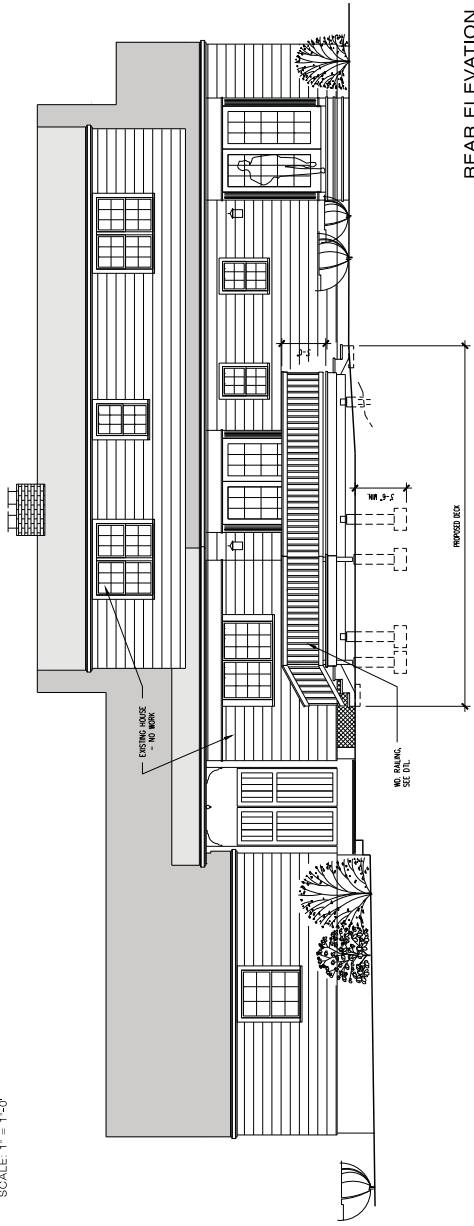
DECK LEDGER TO WALL DTL., TYP.
SCALE: 1" = 1'-0"



DECK SECTION DTL.
SCALE: 1" = 1'-0"



ROCK PINNING TYP. DTL.
SCALE: 1" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"