

October 18th 2019

To: Zoning Board

Re: 33 Elm Place – McNeil Residence (Revised)

To the Zoning Board:

We would like to ask the board to grant a variance for a change at 33 Elm Place.

The variance is for 18.02 sq.ft. The proposed set back, to run as the existing façade does, is about 2 feet over the allowed minimum set back of 8 feet.

The existing foot print of the house remains unchanged, the existing side yard setback is non conforming and would remain the same at ground floor. The extended volume above the dining room would create enlarged master bedroom.

We have reworked the presentation adding a better rendering of the proposed volume on the first sheet. This shows how the extension would read as a unity with the already existing extension on the ground floor.

We have also added all elevations showing exactly what the variance is about – the 18.02 additional square feet. And we have added both ground floor and second floor plans marking the setback with dashed lines and also showing with a red hatch the area in question. This makes clear how small the ask is for this variance.

Additionally it seemed necessary to further explain that the existing density of the neighborhood will not be impacted in any major way, so we added drawings showing and comparing the densities both with diagrams and with photos that explain the houses all live next to each other at present.

Another additional sheet shows the open spaces in the back yards (marked in light green hatch) to better also show how the other properties and their auxiliary volumes in the back yard create open areas (green spaces). This in turn shows the back yard at 33 Elm as empty which allows for light and openness in this particularly part of the block – none of this will be changed by this addition.

Another photo is to demonstrate the view from the back of the block, showing how the terrain slopes towards West and the roofs of the houses going down towards Broadway decreasing in height, which again helps with the light being able to come through the houses down the line. No real change in the block's historical density block will happen from our asking and we are not setting a precedent as the similar variance have been granted before.

We believe that this small partial extension is very much in balance with the other house down the row and fits in well in the same pattern. There is no visibility from any other place than the back yard.

We appreciate your consideration and hope you can grant this variance to improve the quality of the house. While also allowing our client to have similar configuration as the neighboring properties – following the same pattern set by these other houses.

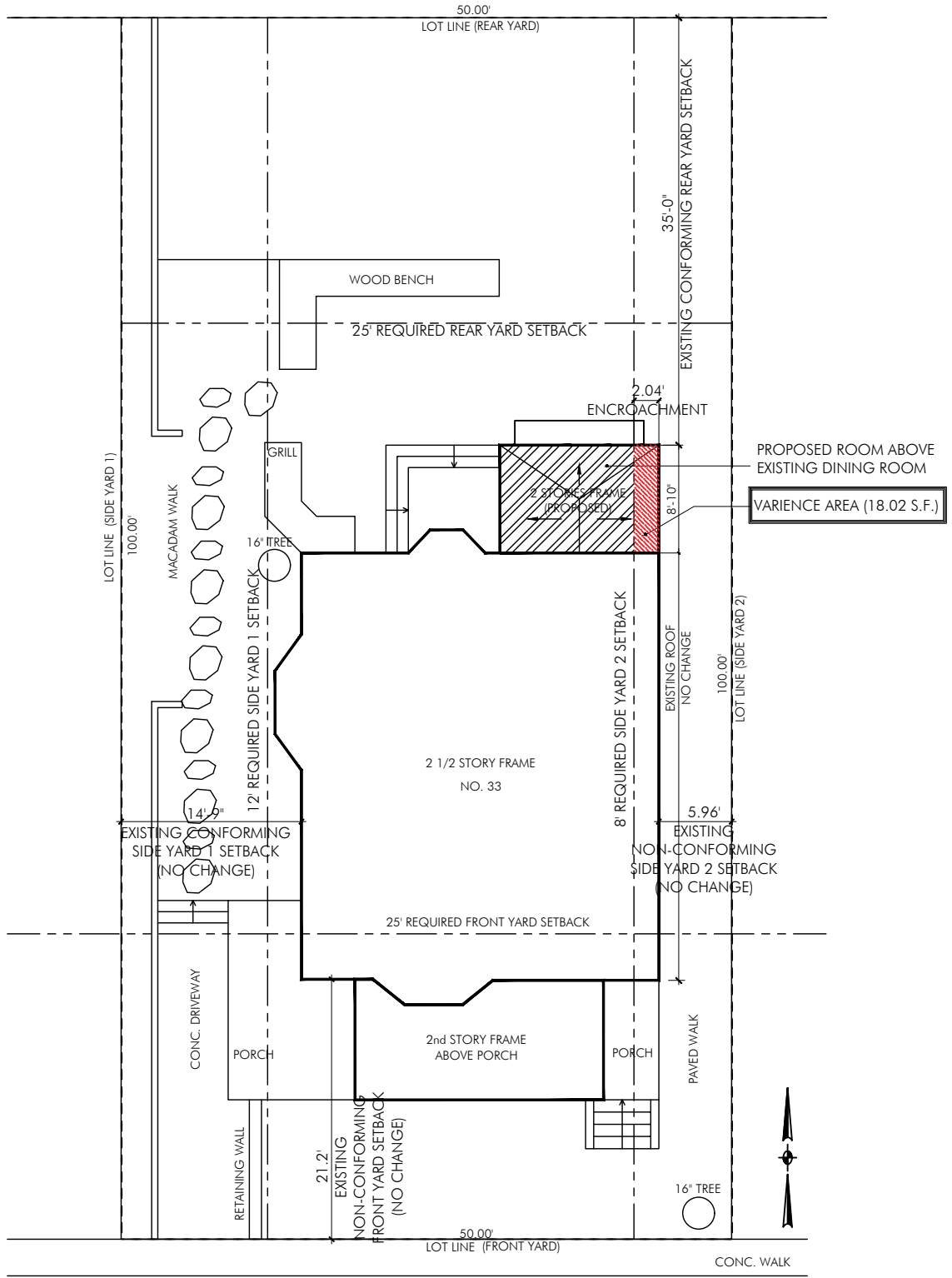
Many thanks in advance

Sincerely

Alex Stojanovic

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a smaller, more fluid signature.

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0 PLOT PLAN
SCALE: NTS

SYMBOL	LEGEND
[Red hatched box]	VARIANCE AREA

ADDRESS: 33 ELM PLACE, HASTINGS ON HUDSON, NY 10706
ZONING: R-7.5
SHEET: 4.40
BLOCK: 35
LOT: 14
LOT AREA: 5,000 SQ. FT.

YARD REQUIREMENTS:					
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
FRONT YARD	21.2'	25'	21.2'	295-69	NO
SIDE YARD 1	14.9'	12'	14.9'	295-69	NO
SIDE YARD 2	5.96'	8'	5.96'	295-55A	YES (2.04)
REAR YARD	35'	25'	35'	295-69	NO
SIDE YARD 1 + SIDE YARD 2	20.86'	20'	20.86'	295-55A	YES (2.04)

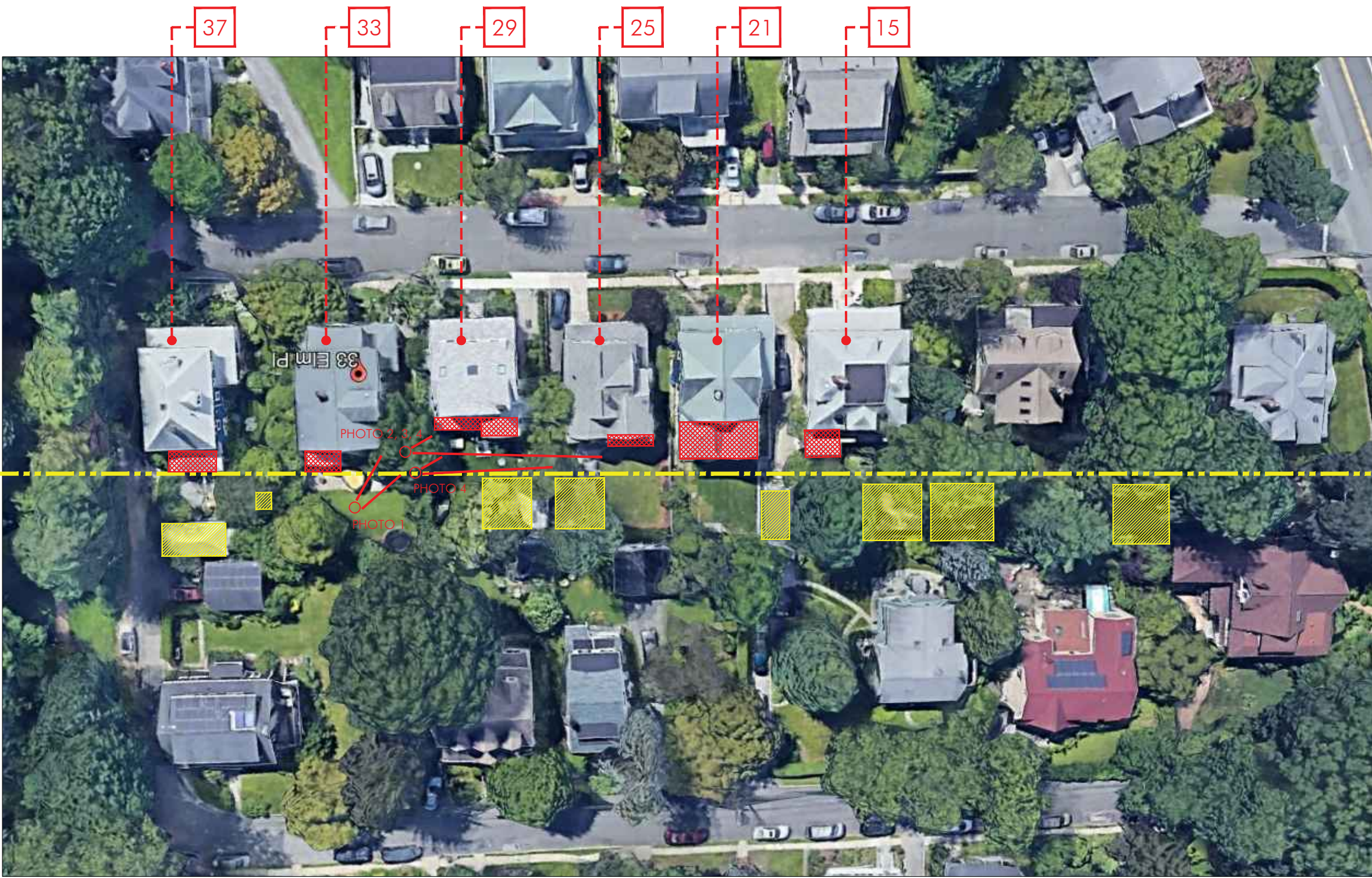
FLOOR AREA					
ITEM	EXISTING	PROPOSED	AMOUNT ADDED	REFERENCE	VARIANCE REQ.
FIRST FLOOR	1252	1252	0	295-69	NO
SECOND FLOOR	1252	1370	118	295-69	YES

LOT COVERAGE:					
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
% BUILDING COVERAGE	25.04%	30%	25.04%	295-69	NO
BUILDING COVERAGE	1,252	1,500	1,252	295-69	NO
% DEVELOPMENT COVERAGE	62.6%	40%	62.6%	295-69	YES
DEVELOPMENT COVERAGE	3130	2,000	3248	295-69	YES

HEIGHT REGULATIONS					
ITEM	EXISTING	ALLOWED	PROPOSED	REFERENCE	VARIANCE REQ.
HEIGHT (FT)	32'-1"	35'	32'-1"	295-69	NO
STORIES	2	2 1/2	2	295-69	NO

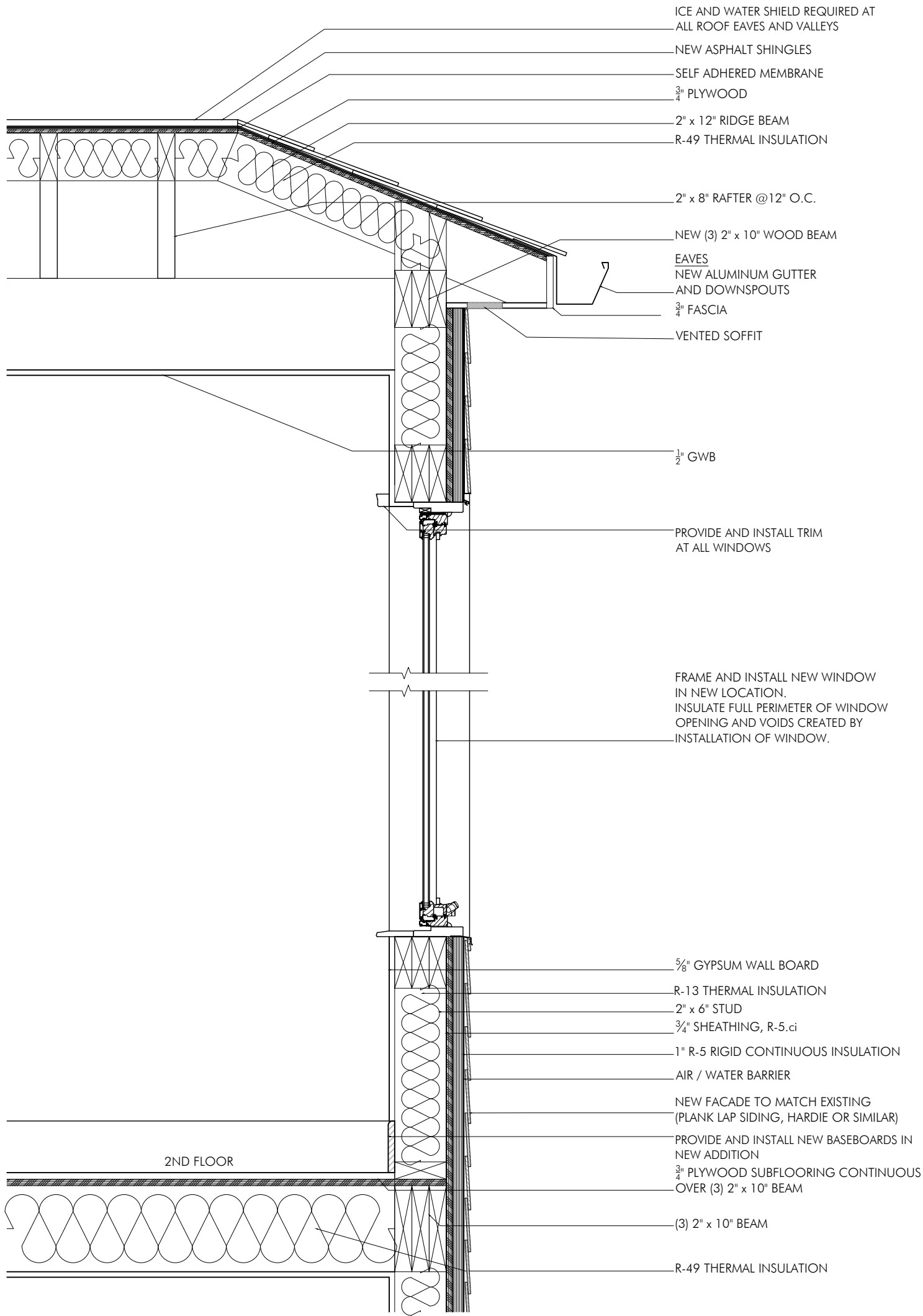
1 ZONING COMPUTATIONS
SCALE: NTS

existing setback 1



2 GOOGLE EARTH MAP
SCALE: NTS

SYMBOL	LEGEND
[Red hatched box]	EXISTING ADDITIONS
[Yellow box]	EXISTING AUXILIARY STRUCTURES



3 SECTION DETAIL THROUGH PROPOSED ADDITION AT 2nd FLOOR
SCALE: NTS



4 PHOTO ILLUSTRATION OF PROPOSED ADDITION AT 2nd FLOOR
(PROPOSED ROOM ABOVE EXISTING DINING ROOM)
SCALE: NTS



PHOTO 1: VIEW AT 29 ELM PL



PHOTO 2: VIEW AT 29 & 25 ELM PL



PHOTO 3: VIEW AT 29, 25 & 21 ELM PL



PHOTO 4: VIEW AT 29, 25 & 21 ELM PL



PHOTO 5: VIEW AT AUXILIARY STRUCTURES
AT 29, 25 & 21 ELM PL

Pincrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Francisco Perez, PE Engineer of Record
100 Church Street, 8th FL. RM 800 Manhattan, NY 10007

REV: DATE: ISSUE:



ZONING: R-7.5
SHEET: 4.40
BLOCK: 35
LOT: 14

PROJECT MCNEIL RESIDENCE
33 ELM PLACE
HASTINGS-ON-HUDSON, NY 10706

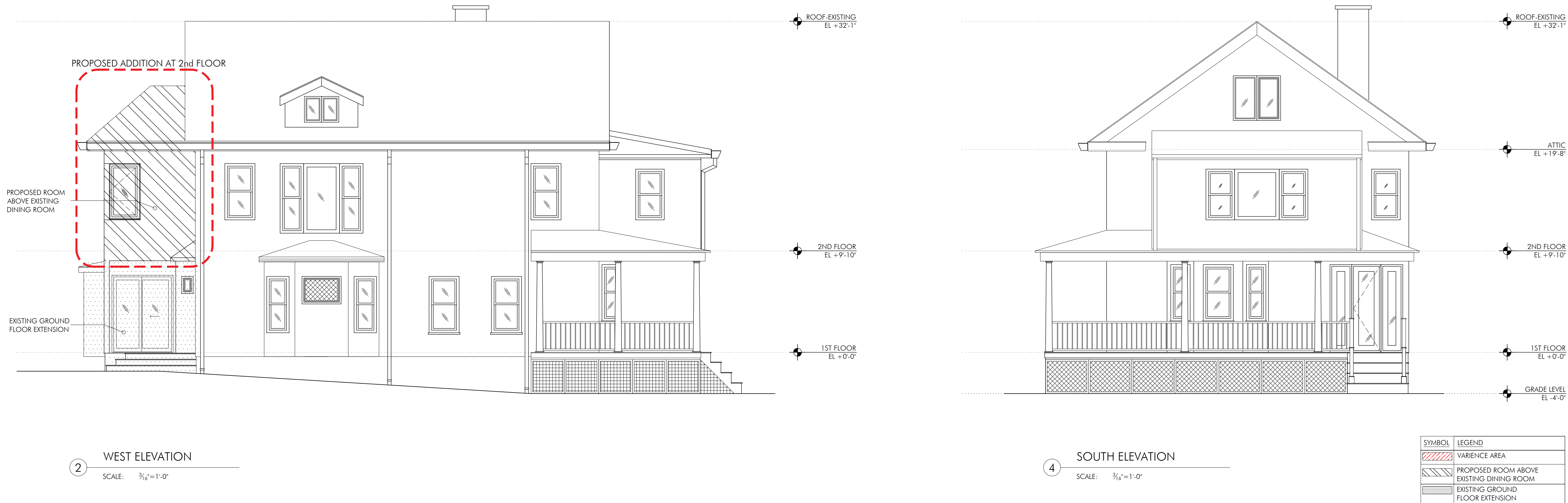
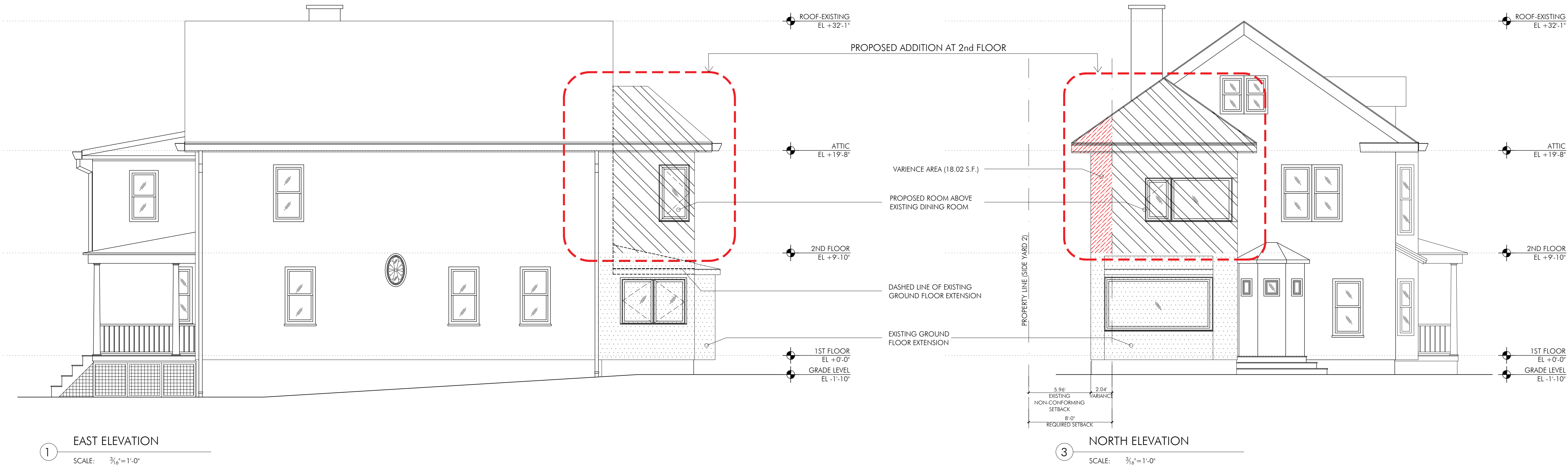
OWNER NICOLE AND PATRICK MCNEIL

PLOT PLAN, ZONING
COMPUTATIONS,
SECTION DETAIL,
PHOTOS

A-100.00

SCALE: 3/16"=1'-0" PROJ. No.: 1901
DATE: 10/14/2019 DRAWN BY: SK
DRAWING: 1 OF 4 CHECKED BY: AS

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PROJECT MCNEIL RESIDENCE
33 ELM PLACE
HASTINGS-ON-HUDSON, NY 10706

OWNER NICOLE AND PATRICK MCNEIL

PROPOSED ELEVATIONS

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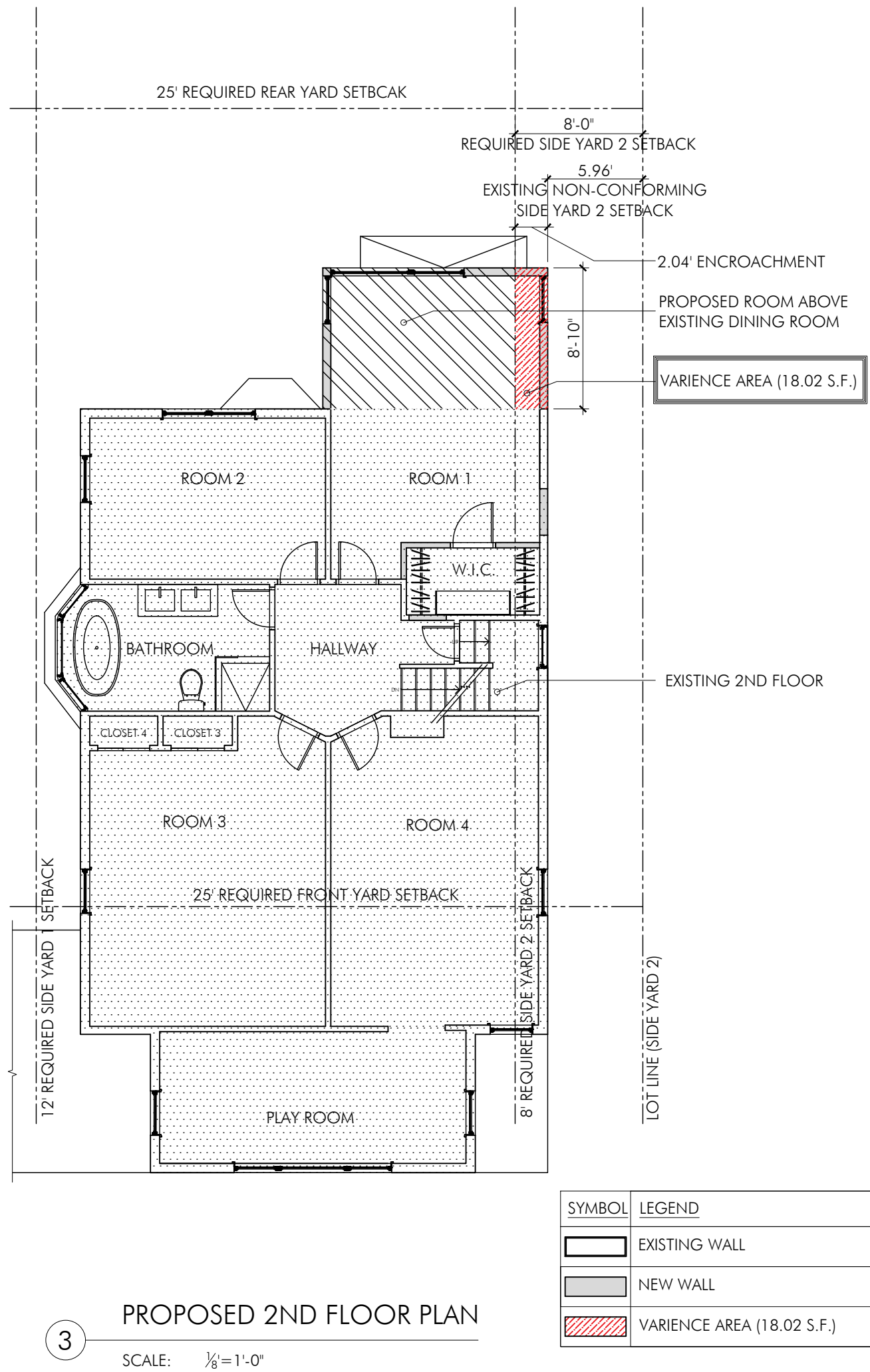
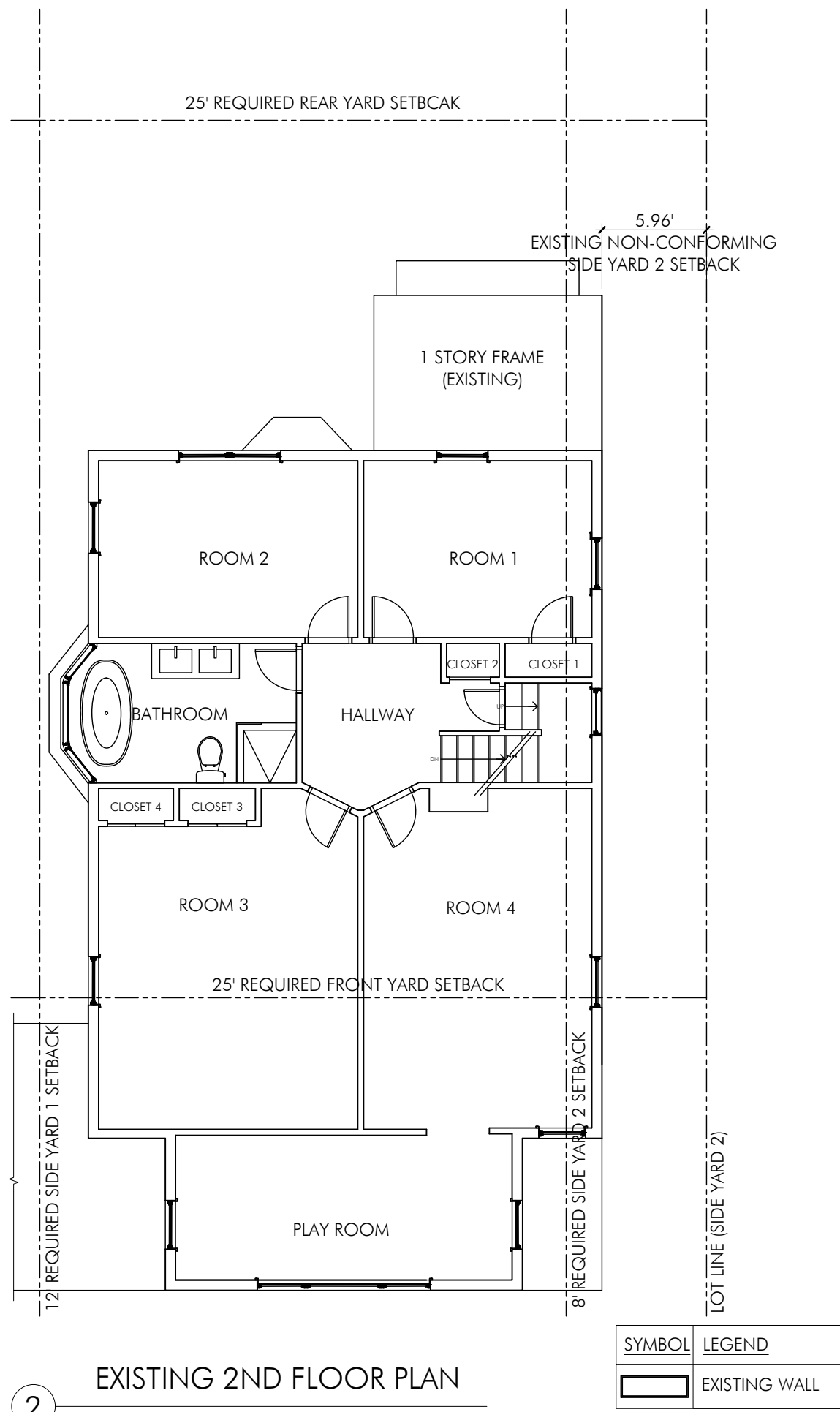
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DATE: 10/14/2019 DRAWN BY: SK
DRAWING: 2 OF 4 CHECKED BY: AS

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1 ZONING MAP: 300' RADIUS AREA WITH PHOTOS OF NEIGHBORING HOUSES
SCALE: N.T.S.

SYMBOL	LEGEND
	EXISTING ADDITIONS
	EXISTING AUXILIARY STRUCTURES
	VARIANCE AREA



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Francisco Perez, PE Engineer of Record
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BLOCK: 35
LOT: 14

PROJECT MCNEIL RESIDENCE
33 ELM PLACE
HASTINGS-ON-HUDSON, NY 10706

OWNER NICOLE AND PATRICK MCNEIL

ZONING MAP: 300'
RADIUS AREA,
EXISTING AND
PROPOSED PLAN

A-102.00

SCALE: 3/16"=1'-0" PROJ. No.: 1901
DATE: 10/14/2019 DRAWN BY: SK
DRAWING: 3 OF 4 CHECKED BY: AS



1 AREAL VIEW OF STREETSCAPE DENSITY ON ELM PLACE
SCALE: N.T.S.



25 ELM PLACE



29 ELM PLACE



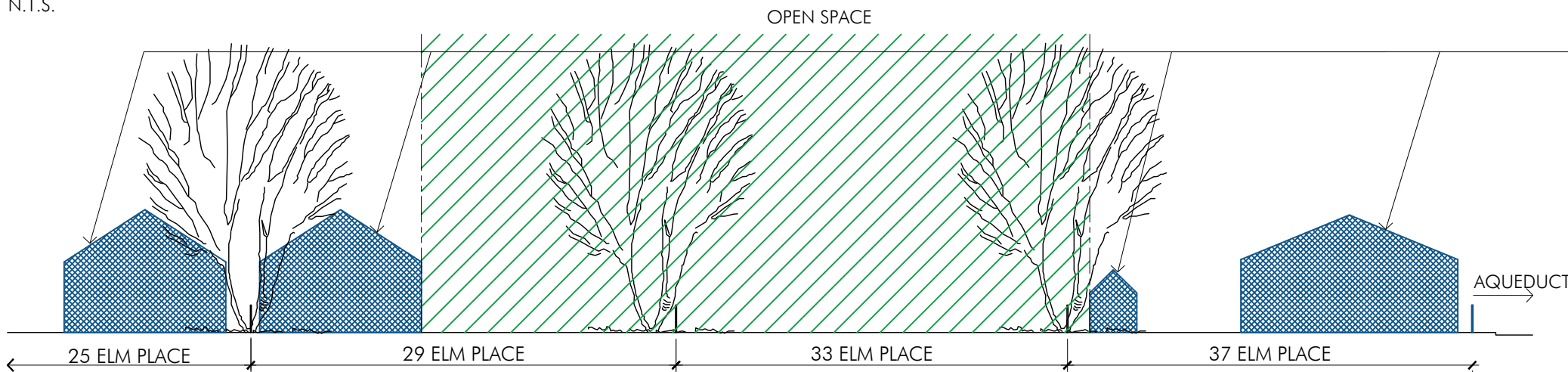
33 ELM PLACE



37 ELM PLACE

3 ARCHITECTURAL CONSISTENCY OF FRONT FACADES ALONG ELM PLACE (25, 29, 33, 37 ELM PLACE)

SCALE: N.T.S.



2 SECTION THROUGH BACK YARD (25, 29, 33, 37 ELM PLACE)

SCALE: N.T.S.



4 GARDEN VIEW OF HOUSES ALONG ELM PLACE - OPEN VIEWS (29, 33, 37 ELM PLACE)

SCALE: N.T.S.



5 ZONING MAP: SETBACK PLAN

SCALE: N.T.S.

SYMBOL	LEGEND
	25' REQUIRED FRONT AND REAR SETBACK (REFERENCE 295-69)
	12' REQUIRED SIDE YARD 1 SETBACK (REFERENCE 295-69)
	8' REQUIRED SIDE YARD 2 SETBACK (REFERENCE 295-69)



6 ZONING MAP: NON-BUILT (OPEN SPACE) AREAS

SCALE: N.T.S.

SYMBOL	LEGEND
	NON-BUILT (OPEN SPACE) AREA

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SHEET: 4,40
BLOCK: 35
LOT: 14

PROJECT MCNEIL RESIDENCE
33 ELM PLACE
HASTINGS-ON-HUDSON, NY 10706

OWNER NICOLE AND PATRICK MCNEIL

AERIAL VIEW, SECTION,
ARCH. CONSISTENCY,
GARDEN VIEW,
ZONING MAPS

A-103.00

SCALE: N.T.S. PROJ. No.: 1901
DATE: 10/14/2019 DRAWN BY: SK
DRAWING: 4 OF 4 CHECKED BY: AS

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