

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: CHRISTOPHER & CONSTANCE HALL
 Property address: 354-356 WARBURTON AVE NODINE ST
 Name all streets on which the property is located: WARBURTON AVE & NODINE ST
 Sheet: 4.100 Block: 94 Lot/Parcel: 20 Zoning District: R7.5

Applicant:
 Standing of applicant if not owner:
 Address:
 Daytime phone number: Fax number:
 E-mail address:

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*
<u>295.19 F.C</u> <u>295-55 A</u>	<u>SIDE YARD TOTAL</u> <u>PROHIBITION AGAINST</u>	<u>15.71 LF</u> <u>EXTENSION OF NON-CONFORMITY</u>	<u>15.71 LF</u>
.....
.....
.....

*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	25 LF	13.95 LF	13.95 LF
REAR	25 LF	40.0 LF	40.0 LF
SIDE ONE	8.0 LF	8.6 LF	8.6 LF
SIDE TWO	12.0 LF	7.11 LF	7.11 LF
TOTAL OF TWO SIDES	20. LF	15.71 LF	15.71 LF

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	2 1/2	2 1/2
FEET	35	35	35

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7,500 SF	7,618 SF	7,618 SF
*BLDG. COVERAGE / % OF LOT AREA	30%	17%	18%
*DEVELOPMENT COVERAGE / % OF LOT AREA	40%	28%	29%

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	ONE FAMILY	TWO FAMILY	TWO FAMILY

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

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- 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 26th day
of March, 2019

Patricia Taylor
Notary Public

PATRICIA TAYLOR
Notary Public, State of New York
No. 01TA6121937
Qualified in New York County
My Commission Expires ~~2025~~ 4/6/21

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Name : CHRISTOPHER S. HALL, being duly sworn, deposes and says that he/she resides at 33 WILDWOOD RD, CHAPPAQUA, NY 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 4.100 Block 94 and Lot 20 of the tax map, and that he/she hereby authorized _____ 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

SWORN TO BEFORE ME THIS 26th DAY
OF march 2029

RICIA TAYLOR
Notary Public, State of New York
No. 01TA6121937
Qualified in New York County
My Commission Expires ~~2028~~ 4/6/21


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.

Lic. No. 3981.

SCALE : 1" = 25'

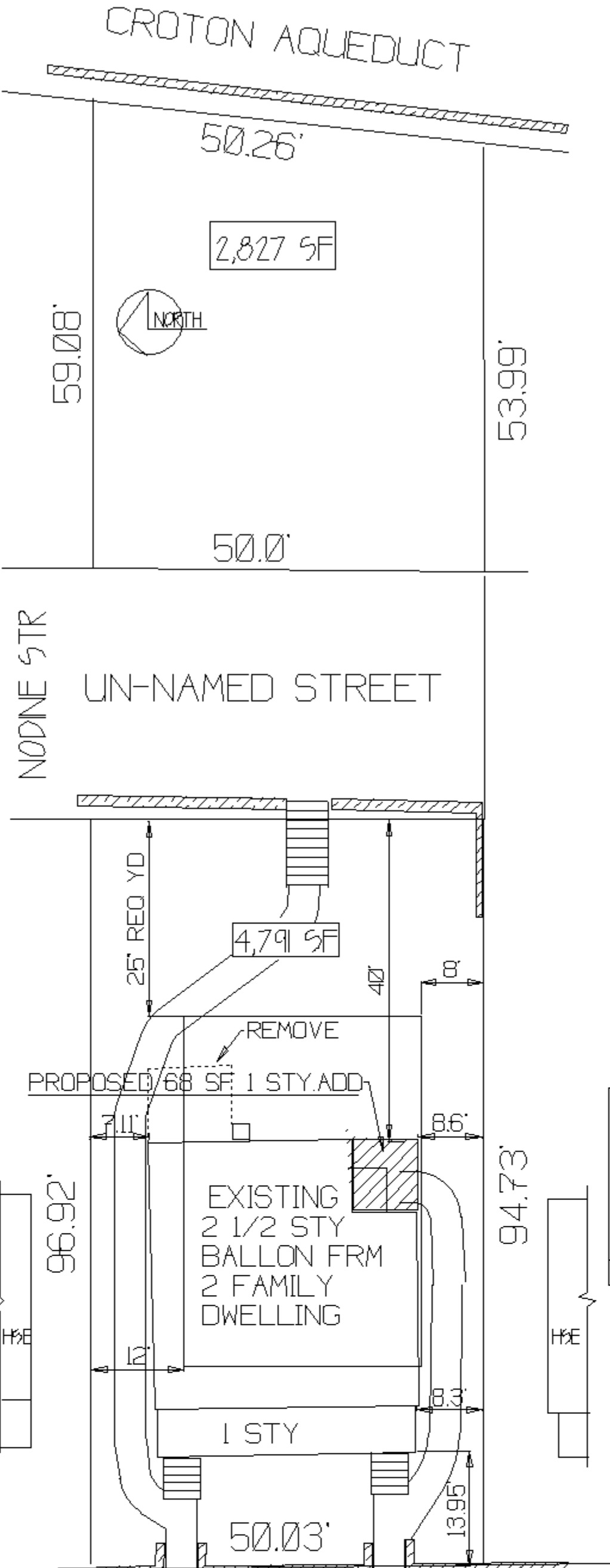
SURVEY OF
PLOT "C" AND
LOTS 27 & 28
AS SHOWN ON MAP OF
PROP. belonging to
AUG. ZINSSER REALTY CO
SITUATED, VIL. OF
HASTINGS-ON-HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, N.Y.

Said "Map" filed as #2264.

Hastings-on-Hudson Federal Savings
& Loan Assoc.
Any title company.

HAROLD R. BECKER
CIVIL ENG. & SURVEYOR
Tuckahoe, N.Y.

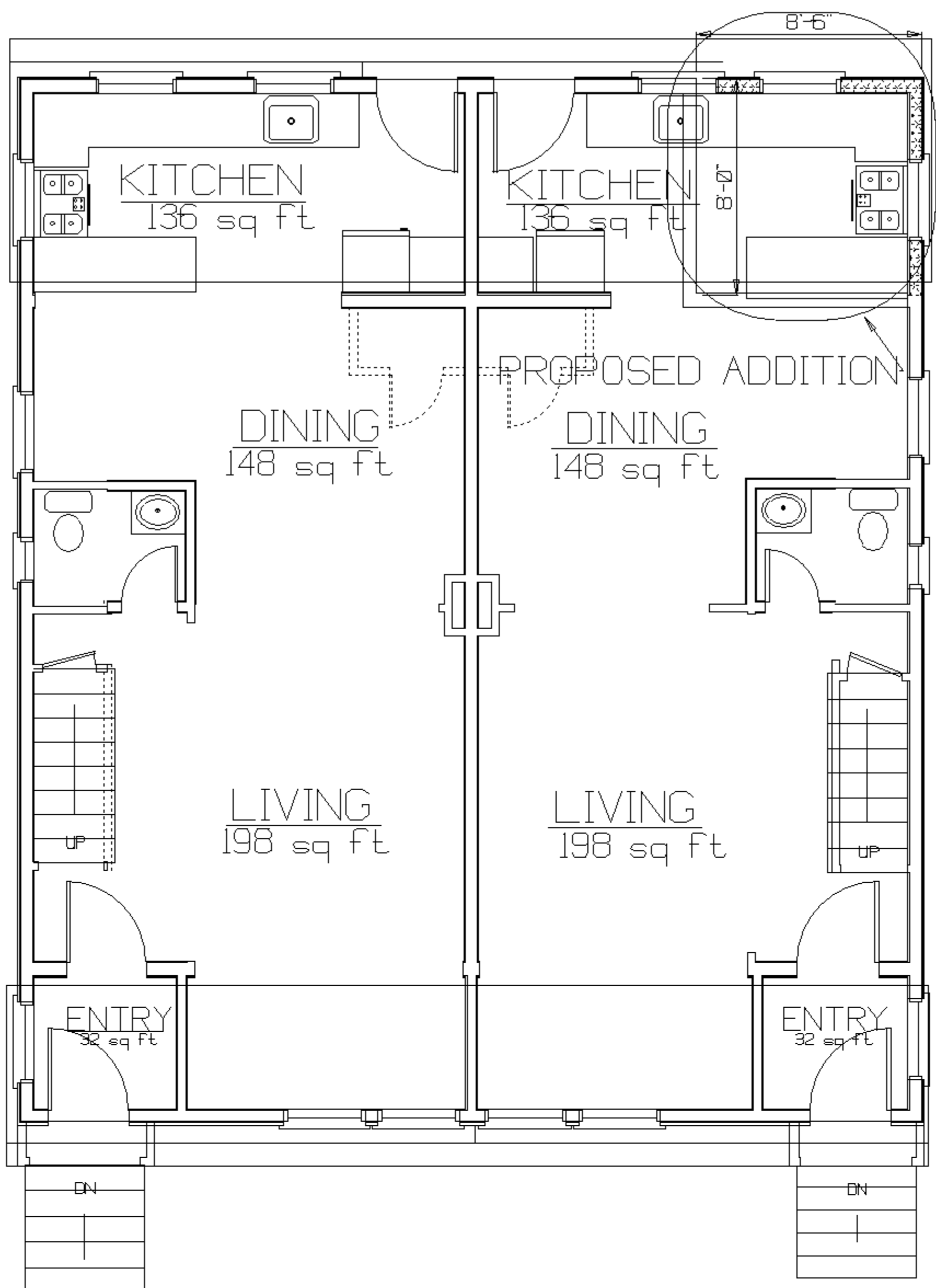
As of Sep. 12, 1961:



WARBURTON
PLOT PLAN

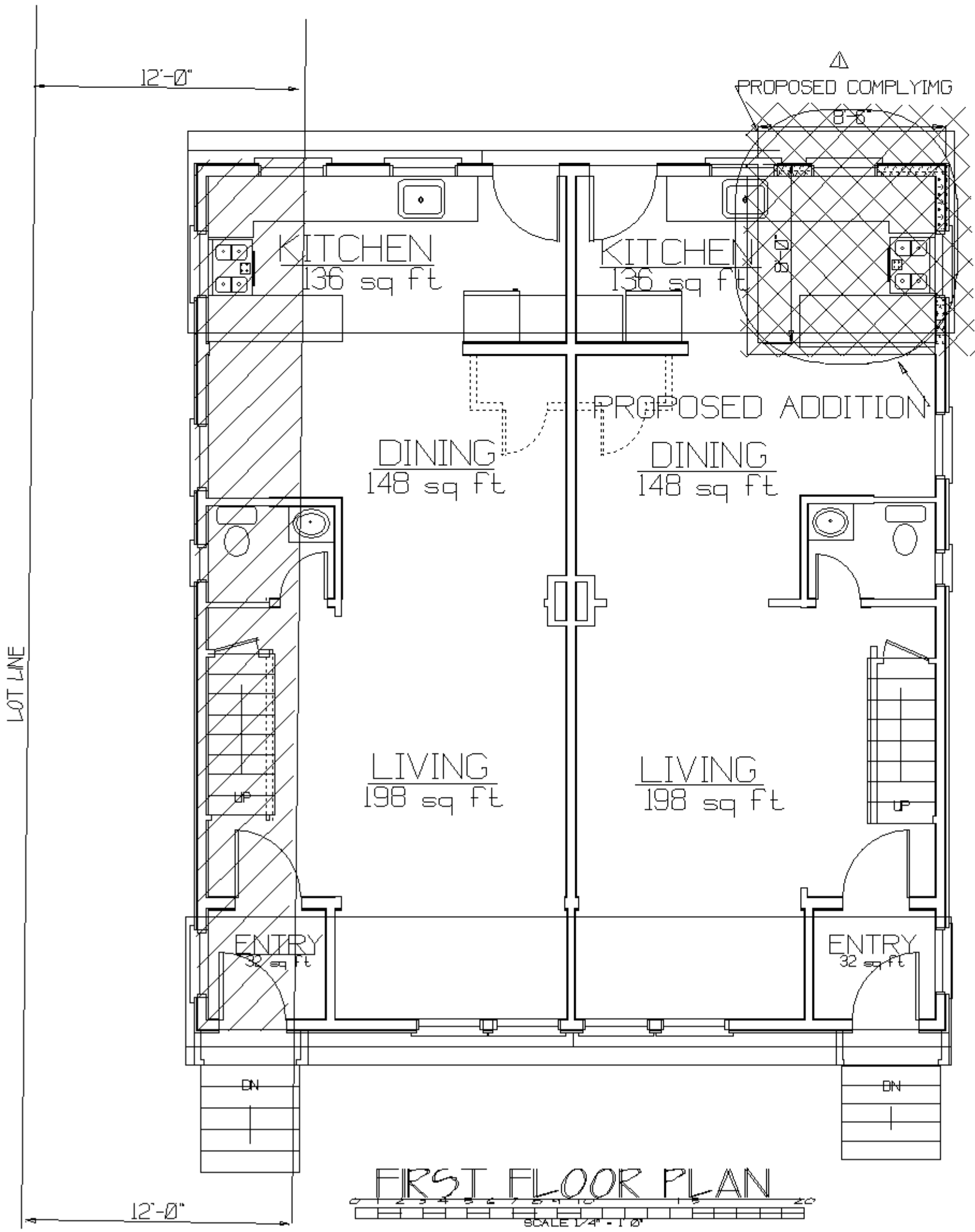
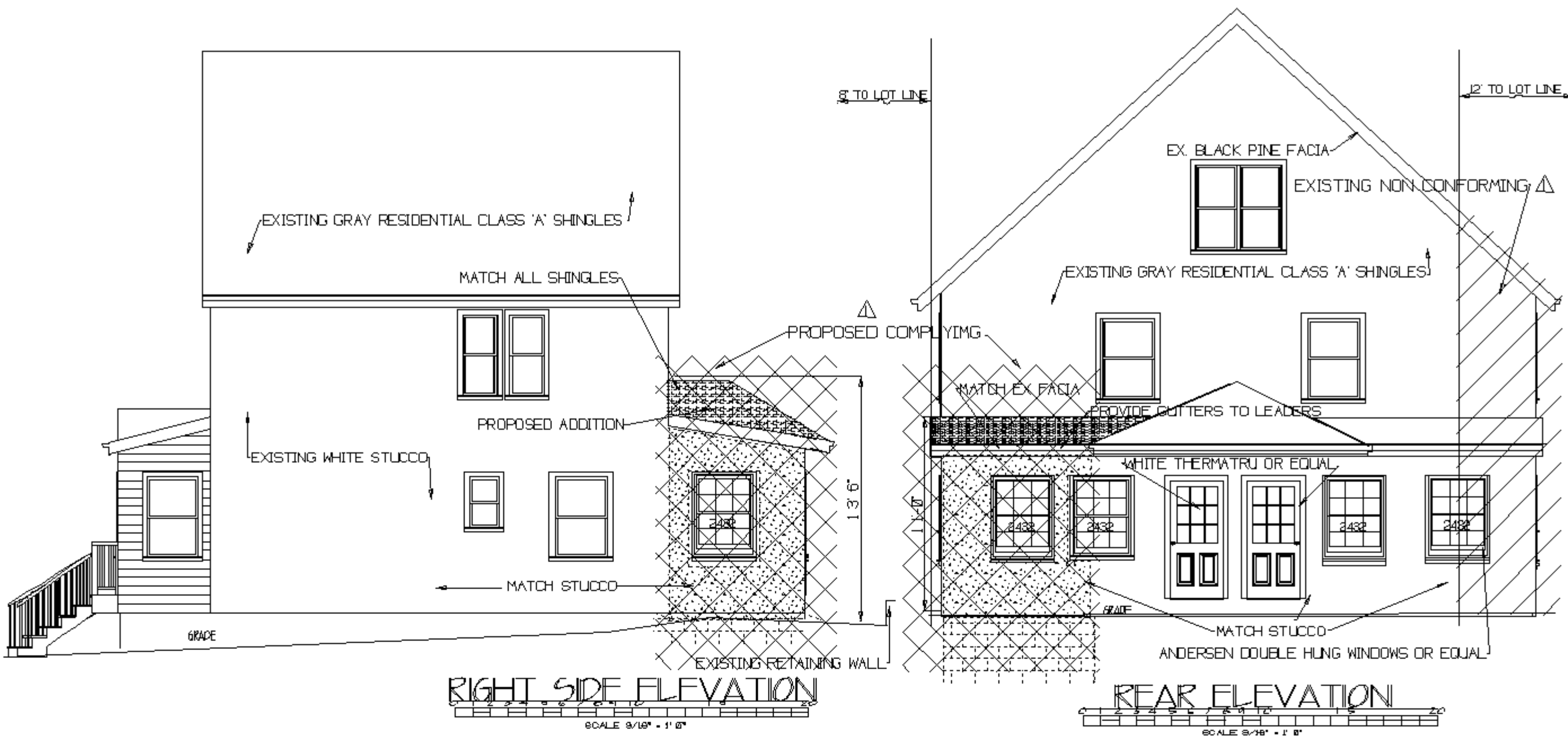
SCALE 1" = 20'-0"
NOTE: PLOT PLAN INFO TAKEN IN PART FROM SURVEY BY HAROLD BECKER 9/18/1961

ZONING INFO						HASTING ON HUDSON
						ZONE R7.5 ONE FAMILY
EX. = EXISTING PRIOR NON CONFORMING			YES - COMPLIES			
NC = NO PROPOSED CHANGE			NO - DOES NOT COMPLY			
ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	NOTE
USE	1 FAMILY	2 FAMILY	EX.	2 FAMILY	EX.	* *
LOT SIZE	7,500 SF	7,618 SF	NC.	7,618 SF	NC.	
LOT WIDTH MIN	75 LF	50 LF	EX.	50 LF	NC.	
LOT DEPTH MIN						
FRONT YARD	25 LF	13.95 LF	EX.	13.95 LF	NC.	
SIDE YARD 1	8 LF	8.6 LF	YES	8.6 LF	NO, NC	* *
SIDE YARD 2	8 LF	7.11 LF	EX.	7.11 LF	NC.	*
SIDE YARD TOT	20 LF	15.71 LF	EX.	15.71 LF	NO, NC	*
REAR YARD	25 LF	40 LF	YES	40 LF	YES, NC	
MAX HEIGHT	35 LF	35 LF	YES	35 LF	YES	
MAX BLDG COV.	30%=2,285SF	17%=1,292SF	YES	18%=1,360SF	NO	* *
MAX DEV COV.	40%=3,047SF	28%=2,160SF	YES	29%=2,228SF	NO	* *
REQ PARKING						
* 295-69 F.(1)(2) AREAS, ** 295-55 EXTENSION OF NON CONFORMING USE						



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

REVISION	DATE	DESCRIBE	BY
		CLIENT	
		C. HALL C/O ARISTA BUILDING	
		LOCATION	
		354 - 356 WARBURTON AVENUE	
		HASTING-ON-HUDSON, NY 10706	
		4.100 - 94 - 20, R7.5 ZONE	
DRAWING	DATE 3/20/2019	BY JL	CHK GHK
PROPOSED ADDITION			
JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 737-2890 FAX -1915			
SEAL & SIGNATURE		DRAWING NUMBER 001 19	
		S-1	
		SHEET OF	



REVISION	DATE	DESCRIPTION	BY
1	3/28/2019	HATCH NOTES ADDED	JL

CLIENT
C. HALL C/O ARISTA BUILDING
LOCATION
354 - 356 WARBURTON AVENUE
HASTING-ON-HUDSON, NY 10706
4.100 - 94 - 20, R7.5 ZONE

DRAWING DATE 3/27/2019 BY JL/gk
PROPOSED ADDITION

JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE (914) 737-2890 FAX -1915

SEAL & SIGNATURE

001 19

S-2

SHEET OF



north →



PROPOSED REAR ELEVATION

(EAST ELEVATION)

354 Warburton Ave., Hastings on Hudson, NY, Lentini Mar. 2019



