

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: PASCALE LE DRAOULEC OR DAN MARKHAM
 Property address: 56 SHELDON PLACE
 Name all streets on which the property is located: SHELDON PLACE
 Sheet: 4.20-10-6 Block:Lot/Parcel:Zoning District: R-10

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: 914-219-1929
 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*
295-68F,1b 295-55A	REAR YARD 30' DEEP EXTENSION of Non-Covered	23.5'	23.5'
			ENCLOSURE OF EXISTING 60sf OPEN PORCH AT REAR OF THE HOUSE SO THAT ONE HALF IS A VESTIBULE AND ONE HALF IS A FOOD PANTRY. NO WORK TO THE EXISTING ROOF.

*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.....

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Zoning Board of Appeals

Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'	61.97	61.97
REAR	30'	23.5'	23.5
SIDE ONE	12'	15.87	15.87
SIDE TWO	18'	31.85	31.85
TOTAL OF TWO SIDES	30'		

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	NA		
REAR	NA		
SIDE	NA		

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	NA		
FEET	NA		

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	10,500	10,500
BLDG. COVERAGE/ % OF LOT AREA	35%/3675	15% / 1600	15% / 1600
DEVELOPMENT COVERAGE / % OF LOT AREA	45%/4725		

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	1 FAM	1 FAM	1 FAM

** 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:

Mitchell Koch

Applicant

Sworn to before me this 6th day
of October 2017

Mary Ellen Ballantine
Notary Public

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021

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STATE OF NEW YORK COUNTY OF
WESTCHESTER VILLAGE OF
HASTINGS ON HUDSON

Name : DAN MARKHAM OR PASCALE LE DRAOULEC, being duly sworn, deposes and says that
he/she resides at 56 SHELDON PLACE 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 4.20-10-6 Block _____ and Lot _____ of the tax map, and that
he/she hereby authorized MITCHELL KOCH to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true.

Owner

SWORN TO BEFORE ME THIS 6th DAY
OF October 20 17

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021

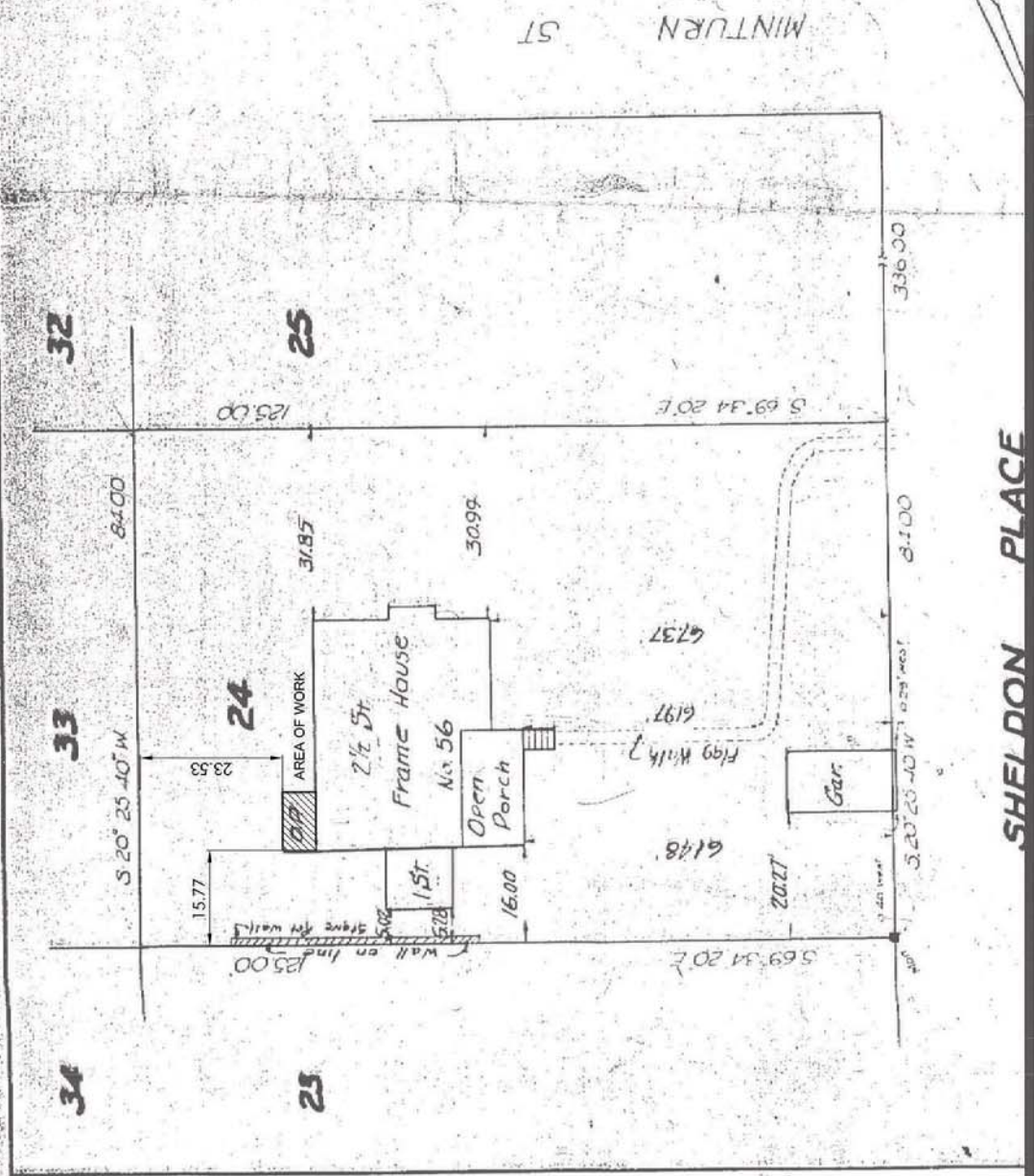
Notary Public

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.

W67931

ENG. NO. 175-25



Possession only where indicated.

This is to certify that the survey of the property shown hereon was completed Dec 16, 1954 and that this map was completed Dec 17, 1954.

MARTIN & MATHES

By *M. J. Mathes*
N. Y. State Lic. Surveyor

Certified to: The Home Title Guaranty Company
the Greenburgh Bank for Savings and John Boer

Mitchell Koch

THIS IS AS THE PROPERTY CURRENTLY EXISTS

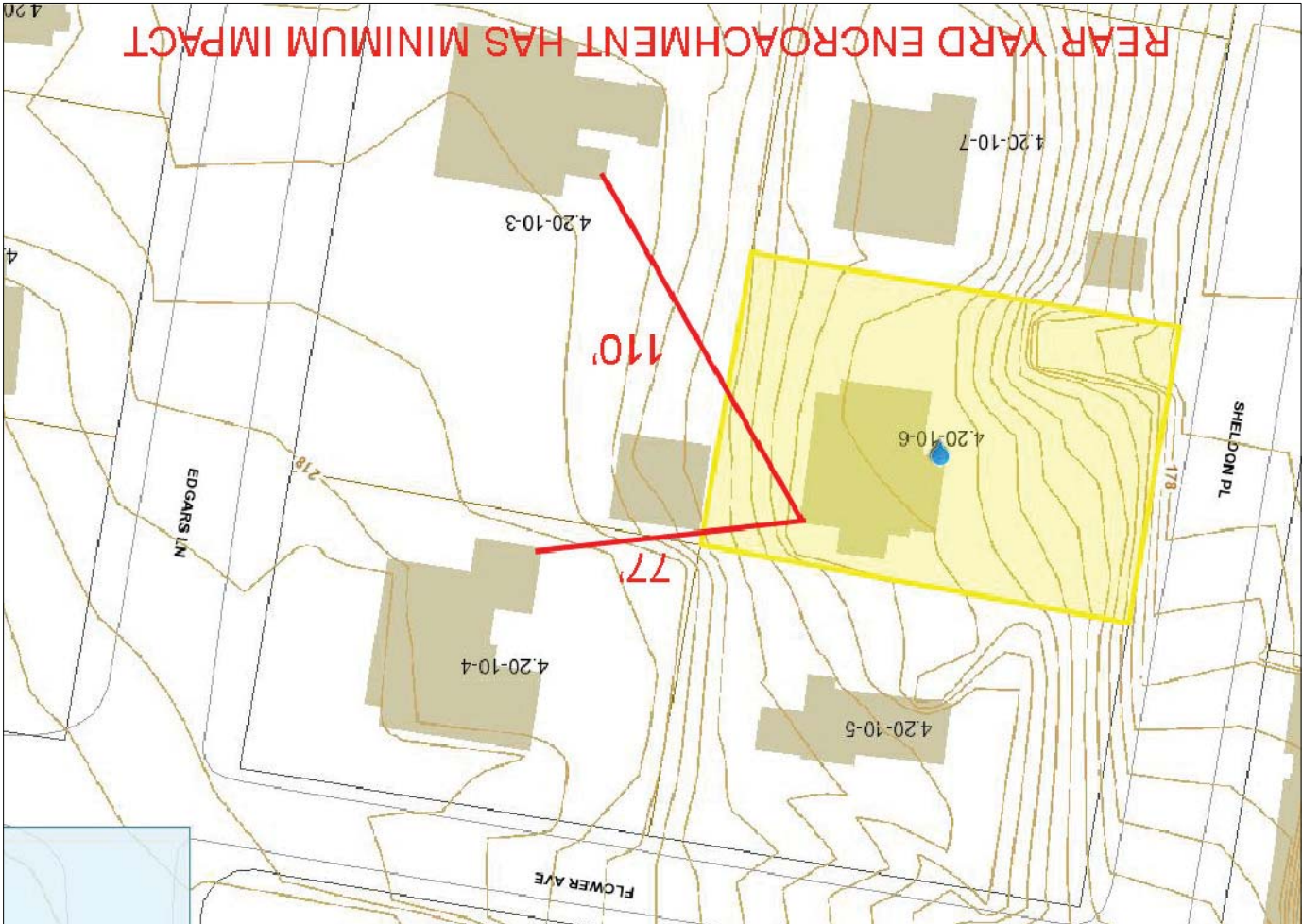
SCALE: 1"=20'

SURVEY OF
LOT 24
AS SHOWN ON SUBDIVISION OF
LOCUST HILL
PROPERTY OF THE
HASTINGS LAND IMPROVEMENT CO.
HASTINGS ON HUDSON
WESTCHESTER CO., N.Y.

SHELDON PLACE

Said "Map" filed in the Westchester County Clerk's Office.

PORCH ENCLOSURE
ZBA



September 28, 2017

Zoning Board of Appeals
Hastings on Hudson, NY

Dear Board Members

On behalf of my clients, Pascale Le Draoulec and Dan Markham, I would like to review this project with you.

In the course of remodeling the Eisenhower era kitchen in this otherwise charming home, Pascale got the excellent idea of capturing a little more space to augment the 175sf room. We are asking permission to enclose the porch, creating a small pantry and a small vestibule. The existing shape, the roof, the columns, the box beam of the porch will remain.

The approximately 60sf back porch was a catch-all area for trash and recycling, sports equipment, water bowls, and the other detritus of life with kids, a dog and two cats. At long last this junk can be brought inside and properly managed.

I don't have to remind anyone that one of my clients is a renowned chef. And Pascale isn't too bad either. This isn't just a kitchen. It's an artist's studio. It is a food laboratory.

Please consider how important this little extra space is to my clients, and how minimal the negative effect will be on the property and to the neighbors.

Thank you for your time

Yours truly,



Mitchell Koch

