

May 11, 2016

Zoning Board of Appeals  
Hastings on Hudson Municipal Building  
7 Maple Avenue  
Hastings on Hudson, NY 10706

To Whom It May Concern:

Thank you for the opportunity to submit, for your review, the proposal for an addition to our house. We are eagerly anticipating the birth of our second child. In preparation, we hope to re-arrange and renovate our living space.

Since we purchased the house in 2013 we have been thinking about how to convert the first floor guest room/study into a workable master bedroom. Our two bedrooms on the second floor will be for the children. With our architects, we have arrived at an excellent, workable solution with the necessary storage space. The proposed addition over the existing basement gives us a walk-in closet and additional room for bedroom furniture. This configuration works so well for us that we're planning to move forward, following the review, with drawings necessary for a permit.

We appreciate your review of our goals for the renovation of our house. For us it represents our commitment to the property and the community for the long term.

Best Regards,

Pablo Martinez and Celine Suarez



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



#### PHASE 2

Case number:.....Date of application:.....

Property owner: PABLO MARTINEZ  
 Property address: 41 COLUMBIA AVENUE  
 Name all streets on which the property is located: COLUMBIA AVENUE & NORTH END PLACE  
 Sheet: 4.150-153-1 Block: .....Lot/Parcel: .....Zoning District: R 7.5

Applicant: PABLO MARTINEZ  
 Standing of applicant if not owner:.....  
 Address: 41 COLUMBIA PLACE  
 Daytime phone number: 646-288-2007 Fax number: .....  
 E-mail address: pablo.martinez@raveis.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 to Addition
295-20F	Required Yards /Corner Lot	7.4	7.4 /9.3'
295-55A	Extension of Non-conformity	7.4	9.3
295-69FIC	Side Yard Setback	7.4	9.3
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....

\*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:**

**PHASE 2**

**YARD SETBACKS  
(Principal Structure)**

	REQUIRED	EXISTING	PROPOSED TO ADDITION
FRONT	25'	10.7'	NO CHANGE
REAR	25'	49'	NO CHANGE
SIDE ONE	25' /corner	7.4'	9.3'
SIDE TWO	8'	15.9'	15.9'
TOTAL OF TWO SIDES	33'	23.3'	25.2'

**YARD SETBACKS  
(Accessory Structure)**

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	n/a	n/a	n/a
REAR	n/a	n/a	n/a
SIDE	n/a	n/a	n/a

**BUILDING HEIGHT**

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	1 1/2	NO CHANGE
FEET	35'	23' - 9"	NO CHANGE

**LOT COVERAGE**

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7500 sf	5000 sf	NO CHANGE
BLDG. COVERAGE/ % OF LOT AREA	30%	(935 sf.) 19%	NO CHANGE
DEVELOPMENT COVERAGE / % OF LOT AREA	40%	(2361 sf.) 47%	NO CHANGE

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

**OCCUPANCY AND USE**

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE

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

Phase 2

## VILLAGE OF HASTINGS-ON-HUDSON

### Zoning Board of Appeals

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



1. File two (2) completed Applications for Variance, Interpretation or View Preservation Approval, each with original signatures and notarization and nine (9) copies, with the Office of the Building Inspector, no less than six (6) 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	\$ 200.00	\$ 250.00*
• Two family residence	\$ 250.00	\$ 300.00*
• Multiple family residence	\$ 300.00	\$ 400.00*
• Commercial, apartment & office buildings	\$ 500.00	\$ 600.00*
• Industry, subdivision, land development, etc.	\$1000.00	\$1200.00*

\*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 no less than 3 weeks 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/return receipt 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, PABLO MANTANEZ, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on 05/20/2016 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 nine (9) copies of the application along with required fee, 9 copies of property survey showing the existing and proposed construction and 9 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) 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



- 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 nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) 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 20 day  
of MAY, 2006

  
Notary Public

MARIANNE MONEY  
Notary Public, State of New York  
No. 01MO5046158  
Qualified in Westchester County  
Commission Expires 10/26/2019

**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

Name : Pablo Martinez, being duly sworn, deposes and says that  
he/she resides at 41 Columbia Avenue 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 0729 and Lot 6 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.

  
\_\_\_\_\_  
Owner

SWORN TO BEFORE ME THIS 20th DAY  
OF May 2006

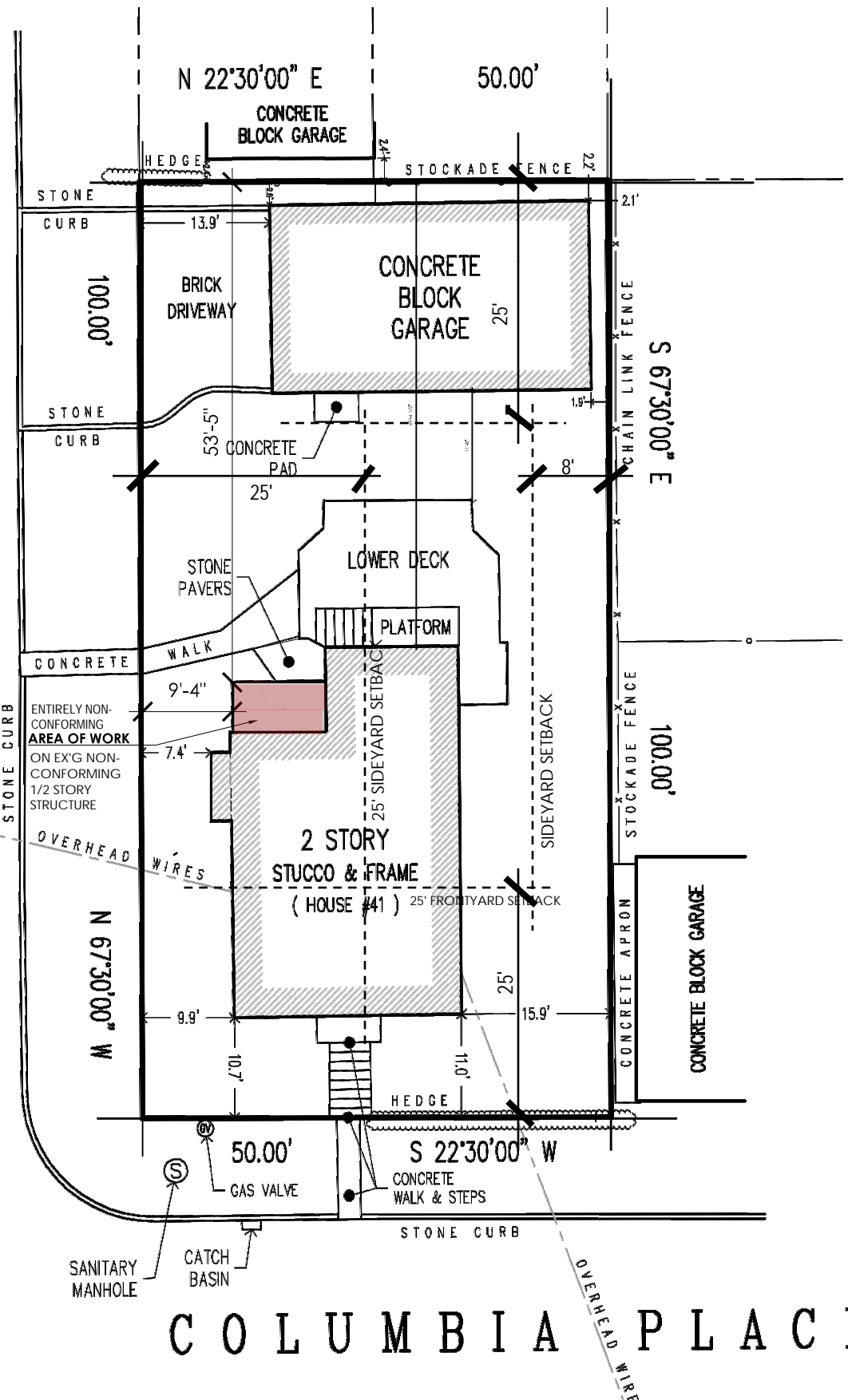
  
\_\_\_\_\_  
Notary Public



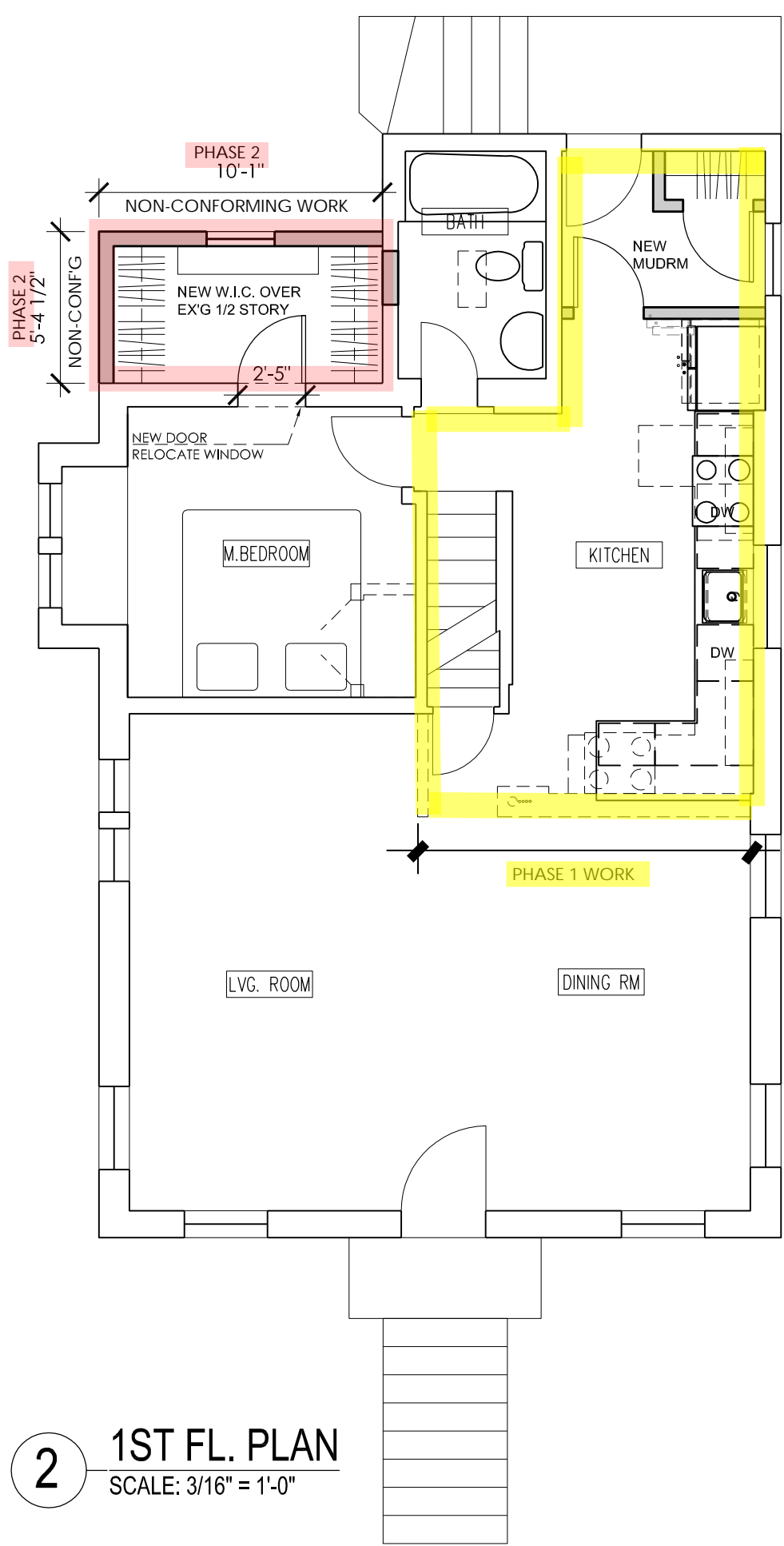
**NOTICE**

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.

NORTH END PLACE

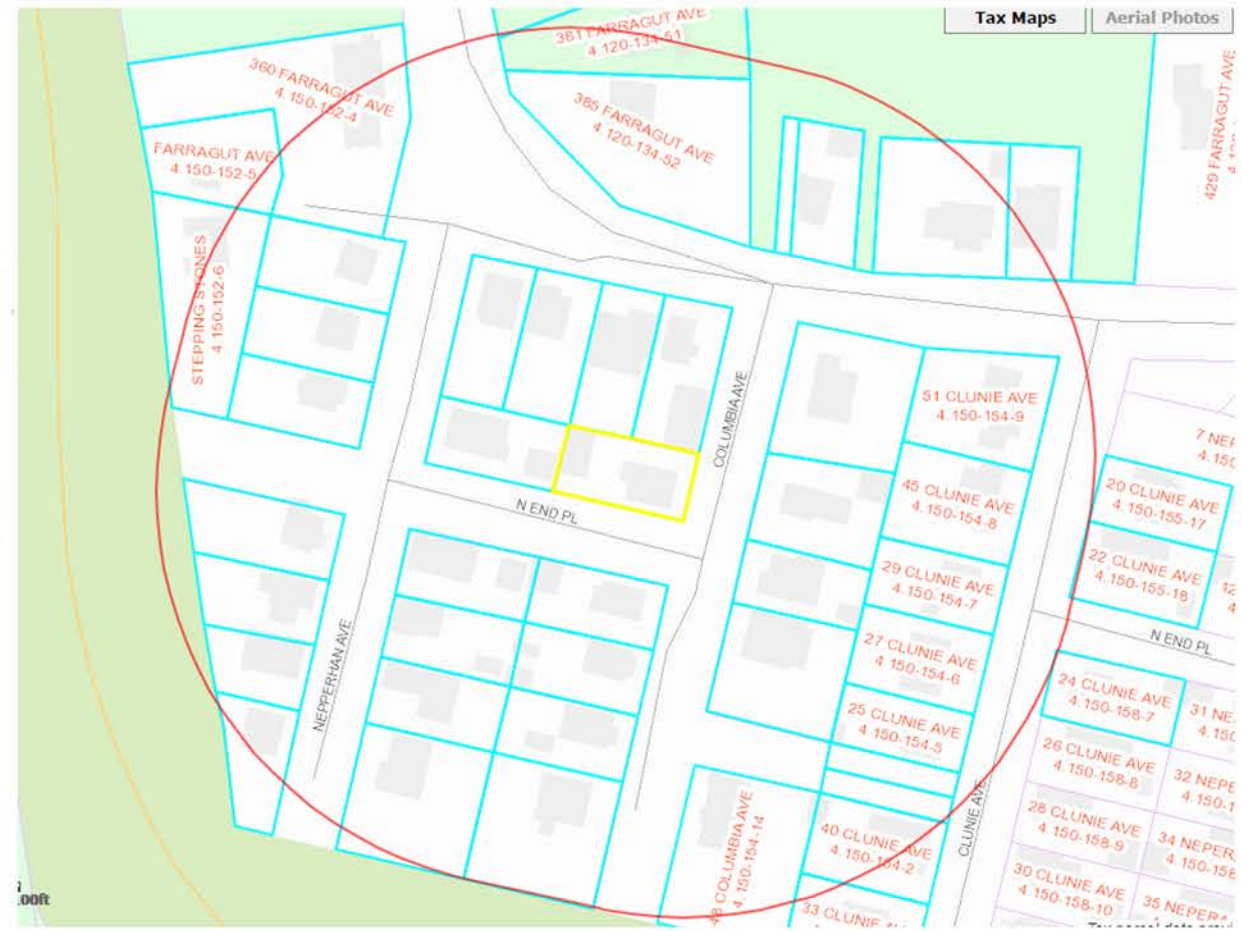


1 SITE PLAN  
N.T.S.



2 1ST FL. PLAN  
SCALE: 3/16" = 1'-0"

ISSUE	
05/18/16	ZBA
SEAL	
MARTINEZ SUAREZ RESIDENCE PHASE 2 41 COLUMBIA AVENUE HASTINGS ON HUDSON	
SITE PLAN 1ST FLOOR PLAN	A1 DWG NO.



LOCATION MAP



1 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

ISSUE	
05/18/16	ZBA
SEAL	
MARTINEZ SUAREZ RESIDENCE PHASE 2	
41 COLUMBIA AVENUE	
HASTINGS ON HUDSON	
LOCATION MAP	EXTERIOR ELEVATIONS
A2	
DWG NO.	

mittchell koch architects   20 marble terrace   hastings on hudson   new york 10706   tel 914.623.0230   fax 914.219.1929   email mail@mkastudio.com

Scheme 1



Scheme 2



## **ZONING BOARD OF APPEALS**

Matthew Collins, Chairman  
50 James Street

David Forbes-Watkins  
45 Main Street, Apt. 2A

Ray Dovell, Jr.  
38 Hamilton Avenue

Linda Whitehead, Esq.  
McCullough, Goldberger & Staudt, LLP  
1311 Mamaroneck Avenue, Suite 340  
White Plains, NY 10605

Sean Hayes  
41 Summit Drive

Adam Anuszkiewicz  
162 Warburton Avenue

Marc Leaf (Alternate)  
30 Floral Drive

Charles V. Minozzi, Jr.  
Building Inspector

A Meeting of the Zoning Board of Appeals will be held **on Thursday, June 23, 2016 at 8:00 P.M., in the Meeting Room, Municipal Building, 7 Maple Avenue, Hastings-on-Hudson, New York.**

### **AGENDA**

**Case No. 09-16  
Pablo Martinez  
41 Columbia Avenue**

Relief from the strict application of the Village code Sections 295-69.F.1.c, 295-20.F and 295-55.A, for alterations and an addition to his single-family dwelling at 41 Columbia Avenue. Said property is in R-7.5 Zoning District and is also known as SBL: 4.150-153-1 on the Village Tax Maps.

Variance is sought for the extension of an Existing Non-conformity on a corner lot:

Extension of non-conformity for second-story addition in side yard on a corner lot: Existing – 7.4 ft.; Proposed to Addition – 9.3 ft.; Required Min. – 25 ft. {295-69.F(1)(c), 295-55.A and 295-20.F.}; Variance Required – 15.7 ft.

**Approval of Minutes**  
Regular Meeting, May 26, 2016

**Announcements**  
Next Meeting Date – July 28, 2016

cc: Francis A. Frobel, Village Manager  
Mayor & Board of Trustees

**For info regarding access for persons with disabilities, please visit <http://hastingsgov.org> or call 914-478-3400**