

11/13/ 2019

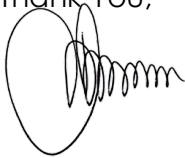
Building Department  
Hastings-On-Hudson  
7 Maple Avenue  
NY 10706

Re: 31 Cedar Street  
Parcel ID: 4.140-146-3  
**Ref: APP NO: 687**

Dear whom it may concern,

The following application is a proposed enclosed wood porch and open wood porch at the address noted above. The variance requested is an area variance. We will be requesting a variance for the proposed enclosed wood porch as it will encroach in the required rear yard setback. We will also be proposing an open wood deck that will exceed the allowable six foot encroachment, which we will be requesting a variance for as well. In The proposed work would add value to the existing dwelling and will look aesthetical pleasing while also fitting into the existing character of the neighborhood.

Thank You,

A handwritten signature in black ink, appearing to read 'Thomas Haynes', with a large, stylized initial 'T'.

Thomas Haynes



## VILLAGE OF HASTINGS-ON-HUDSON

### Zoning Board of Appeals

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



1. File one (1) original completed Application and all related drawings and documents, for a Variance, Interpretation or View Preservation Approval, with original signatures and notarization, a flash drive and two (2) copies (residential) or seven (7) copies (commercial) (**See requirements in step #2**) with the Office of the Building Inspector, no less than four (4) 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	\$ 250.00	\$ 500.00*
✓ Two family residence	\$ 300.00	\$ 600.00*
✓ Multiple family residence	\$ 350.00	\$ 700.00*
✓ Commercial, apartment & office buildings	\$ 500.00	\$ 1000.00*
✓ Industry, subdivision, land development, etc.	\$1000.00	\$2000.00*
✓ View Preservation Stand Alone	1-2 Family-\$250.00/\$500.00*	Other-\$500.00/\$1000.00*

#### **\*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 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 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 than 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, \_\_\_\_\_ fill in your name \_\_\_\_\_, do hereby swear that all the legal notices were hand delivered to the people on this mailing list on \_\_\_\_\_ fill in the date \_\_\_\_\_ 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 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.



# VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number:.....Date of application: 09-12-2019

Property owner: Kevin Felix

Property address: 31 Cedar Street

Name all streets on which the property is located: Cedar Street

Sheet: 4.140 Block: 146 Lot/Parcel: 3 Zoning District: R-10

Applicant: Haynes Architecture PC- Thomas Haynes

Standing of applicant if not owner: Architect- Thomas Haynes

Address: 570 Yonkers Avenue Yonkers NY 10704

Daytime phone number: 914-963-3838 Fax number: .....

E-mail address: TJ@Haynesdesigngroup.com

ZBA action requested for (See §295-146B & C :

☐

Use Variance/s;

Interpretation;

☒

Area Variance/s;

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. 24.93 ft.	18.0 ft	16.83 ft.
295-20B.6)	Deck to exceed 6 ft.	1.0 ft	7.16 ft.
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....

\*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: R-10

#### YARD SETBACKS (Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30 FT	30.2 FT	NO CHANGE- 30.2 FT
REAR	30FT OR 30% Depth	18.0 FT	16.83 FT
SIDE ONE	12 FT IN	21.6'	19.41'
SIDE TWO	18 FT MIN	126' +/-	144' +/-
TOTAL OF TWO SIDES	30 FT	147.6'	163.41'

#### YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

#### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2	1
FEET	35 FT	21.08 +/-	11.16 FT

#### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	14,248 SQ.FT.	NO CHANGE- 14,248 SQ.FT.
*BLDG. COVERAGE/ % OF LOT AREA	3,562 SF 25% OF LOT AREA	1,317.94 SF 9.25%	1,474.69 SF 10.35%
*DEVELOPMENT COVERAGE / % OF LOT AREA	4,986 SF 35% OF LOT AREA	3,002 SF 21.06%	3,226.55 SF 22.64%

\*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

\*\* 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
.....	.....	.....	.....
.....	.....	.....	.....

- 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:

Thomas Haynes  
Applicant

Sworn to before me this 29 day  
of October, 2019

Notary Public

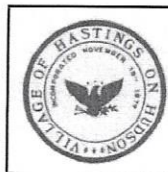
TRACY A. WARREN  
Notary Public, State of New York  
No. 01WA6211795  
Qualified in Westchester County  
Commission Expires Sept. 21, 2021



# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

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



Name : Kevin Felix, being duly sworn, deposes and says that  
he/she resides at 31 Cedar Street 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 1 Block 146 and Lot 3 of the tax map, and that  
he/she hereby authorized Thomas Haynes 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.:

Kevin Felix

Owner

SWORN TO BEFORE ME THIS 9th DAY  
OF October 2019

Notary Public

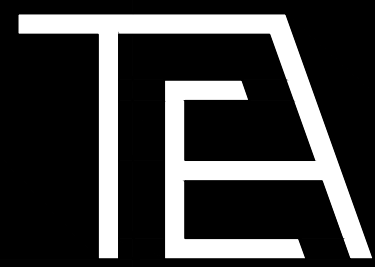
REGINA K HOUGHTELING  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HO6379161  
Qualified In Westchester County  
My Commission Expires 08-06-2022

### 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.



Proposed Covered Porch and Deck at:  
**31 Cedar Street**  
Hastings on the Hudson, NEW YORK



HAYNES ARCHITECTURE P.C.

570 yonkers ave. yonkers, ny 10704

p: 914.963.3838 f: 914.963.3861  
e: info@haynesdesigngroup.com

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revisions:

project title:

PROJECT DIRECTORY

ARCHITECT:

HAYNES ARCHITECTURE P.C.  
570 YONKERS AVENUE  
YONKERS, NY 10704  
TELEPHONE: (914) 963-3838  
FAX: (914) 963-3861  
EMAIL: TJ@HAYNESDESIGNGROUP.COM

DRAWING LIST:

- |        |                              |
|--------|------------------------------|
| A.001- | LOCATION/ PLOT PLAN/ DETAILS |
| A.002- | DEMOLITION PLAN              |
| A.003- | DEMOLITION ELEVATIONS        |
| A.004- | PROPOSED PLAN                |
| A.005- | PROPOSED ELEVATIONS          |
| A.006- | EXISTING PHOTOS              |

Proposed Covered Porch  
and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson , New York

PRINT KEY/ TAX ID: 4.140-146-3  
ZONE: R-10



LOCATION PLAN

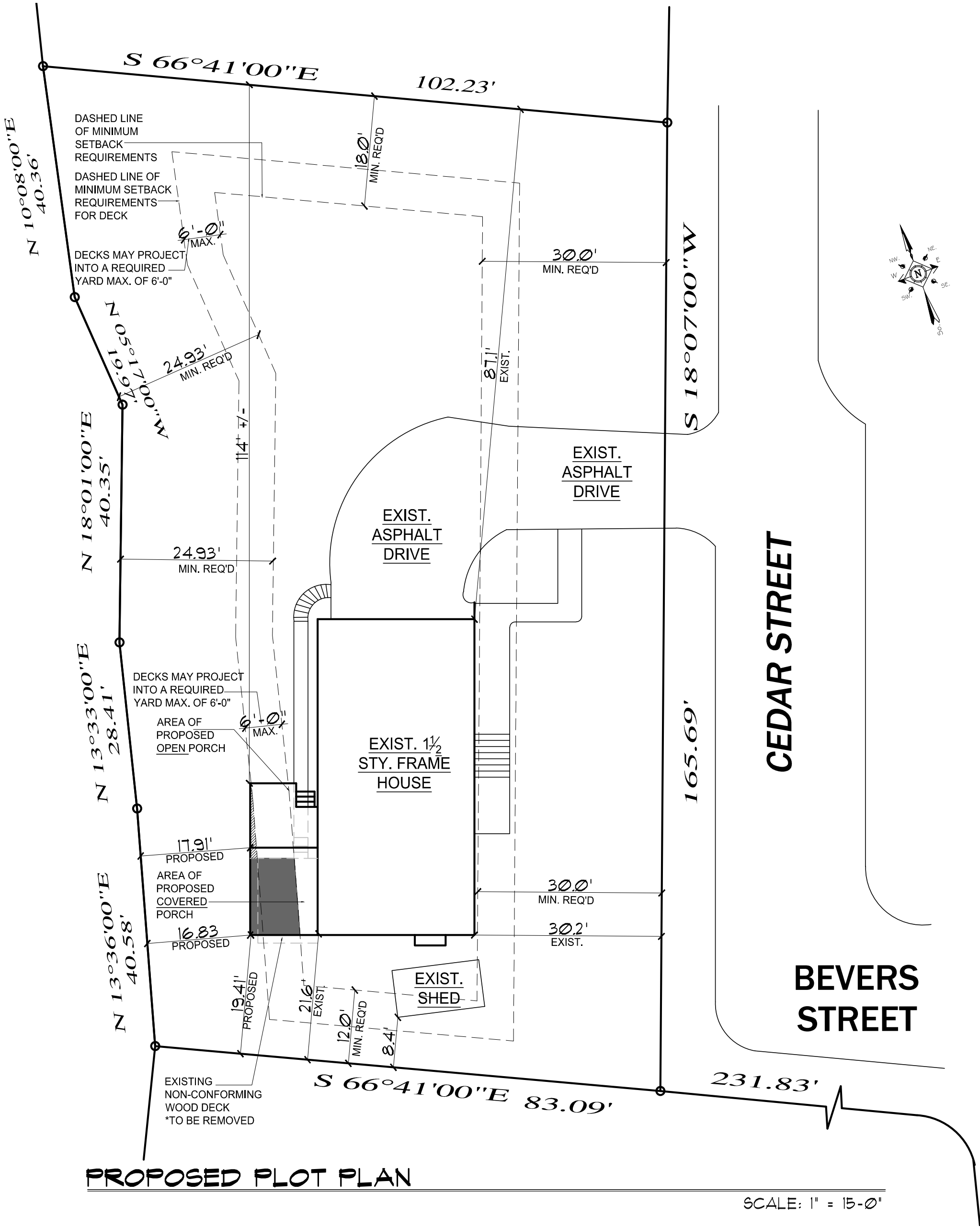
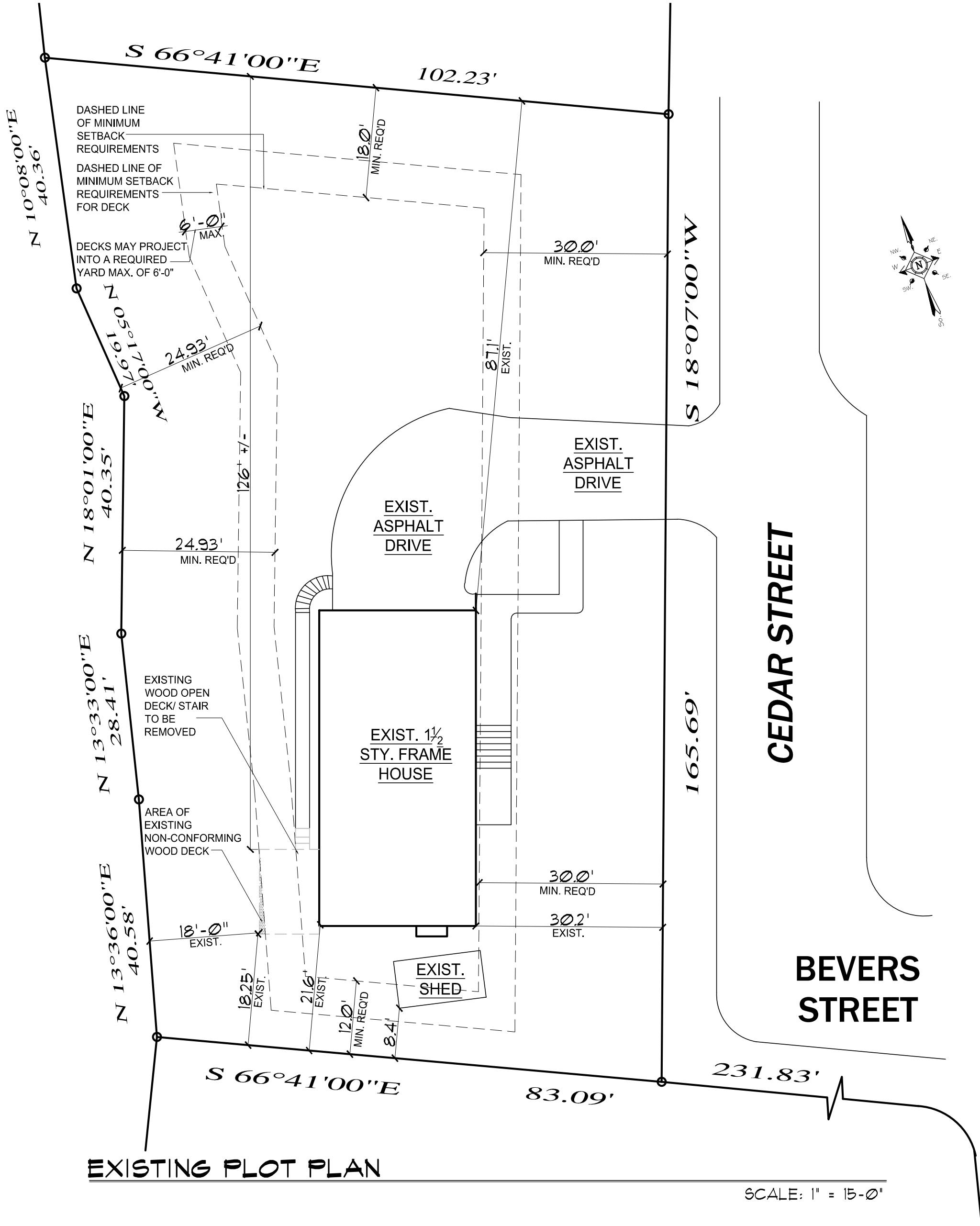
SCALE: N.T.S.

NOTE: THESE DRAWINGS HAVE BEEN  
DESIGNED IN ACCORDANCE WITH  
THE 2015 IRC

NOTE: THESE DRAWINGS HAVE BEEN  
DESIGNED IN ACCORDANCE WITH  
THE 2016 NYS IECC SUPPLEMENT

NOTE: THESE DRAWINGS HAVE BEEN  
DESIGNED IN COMPLIANCE WITH  
THE 2016 IECC

NOTE: THESE DRAWINGS HAVE BEEN  
DESIGNED IN ACCORDANCE WITH  
THE 2017 NEW YORK STATE  
UNIFORM CODE SUPPLEMENT



SCHEDULE OF DIMENSIONAL REGULATIONS  
RESIDENTIAL USE  
R-10 ZONE

LOT # BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQ.FT.)	10,000	14,248 SQ.FT.	NO CHANGE
BLDG. COVERAGE/ % OF LOT AREA	25% LOT AREA / 3,562 SF.	1,311.94 SF / 9.25%	1,474.69 SF / 10.35%
DEVELOPMENT COVERAGE/ % OF LOT AREA	35% LOT AREA / 4,906 SF.	3,002 SF / 21.06%	3,226.55 SF / 22.64%
LOT WIDTH	100'	75'	NO CHANGE
FRONT YARD (FEET)	30'	30.2'	NO CHANGE
REAR YARD (FEET)	24.93'	18.0'	16.83' ****
SIDE ONE	12'	21.6'	19.41'
SIDE TWO	18'	126' +/-	114' +/-
PROPOSED DECK	6' MAX. PROJECTION FROM REAR YARD SETBACK	1.0'	7.16' ****
TOTAL OF TWO SIDE	30' MIN.	147.6'	133.41' +/-
HEIGHT (STORIES / FEET)	2.5' / 35'	2' / 20.33' +/-	11.16'

LEGEND

- EXISTING AREA OF NON-CONFORMING DECK
- PROPOSED AREA OF NON-CONFORMING DECK PROJECTION
- PROPOSED AREA OF NON-CONFORMING REAR YARD SETBACK REQUIREMENT

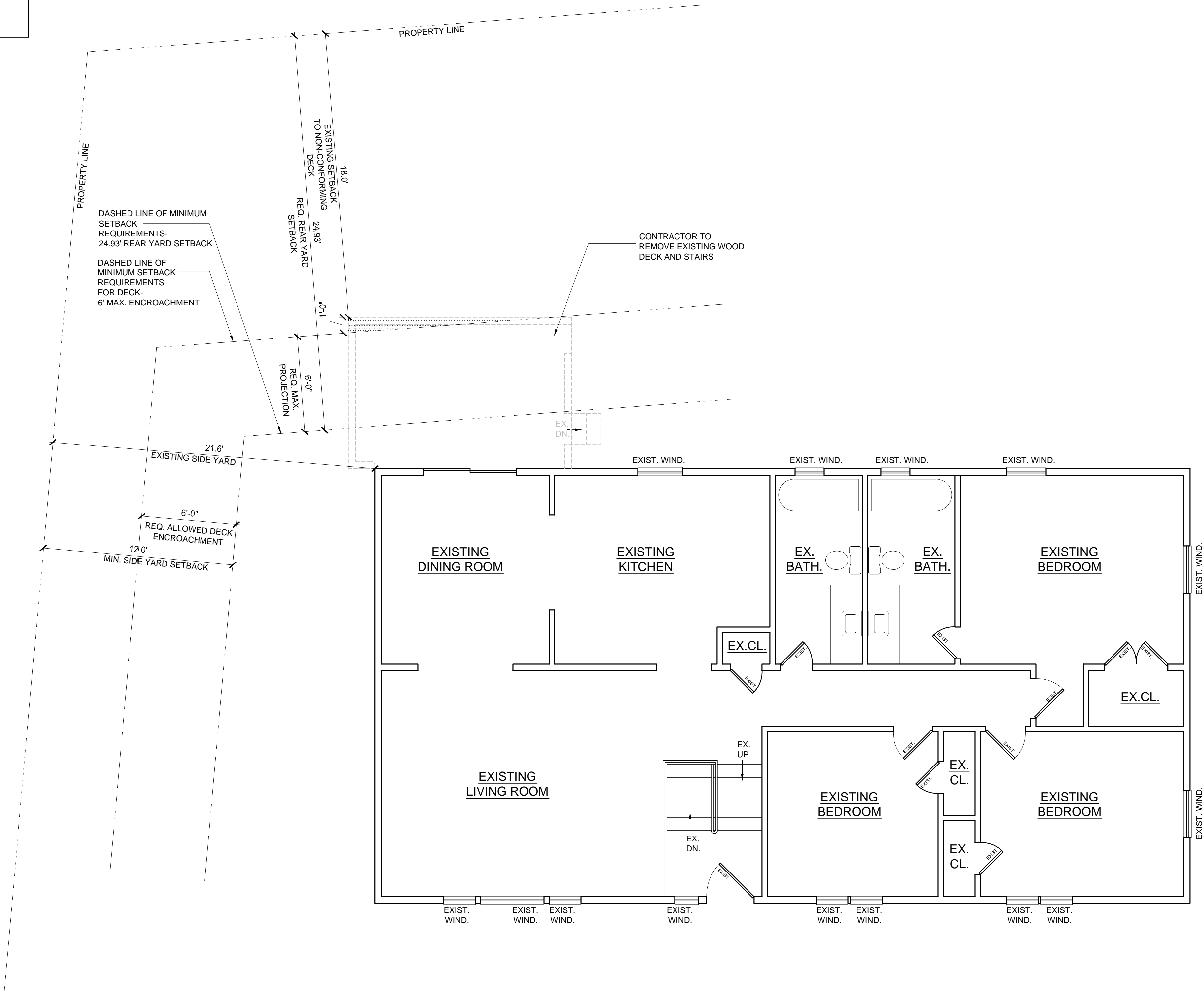


LEGEND

EXISTING AREA OF NON-CONFORMING DECK

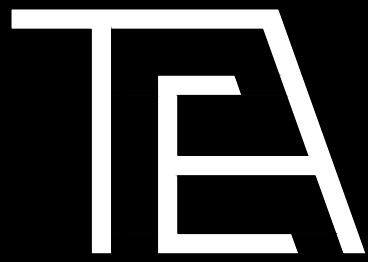
PROPOSED AREA OF NON-CONFORMING DECK PROJECTION

PROPOSED AREA OF NON-CONFORMING REAR YARD SETBACK REQUIREMENT



EXISTING FIRST FLOOR PLAN

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



HAYNES ARCHITECTURE P.C.

570 yonkers ave. yonkers, ny 10704

p: 914.963.3838 f: 914.963.3861  
e: info@haynesdesigngroup.com

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revisions:

project title:

Proposed Covered Porch  
and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson , New York

DEMOLITION

seal: Architect Thomas E. Haynes



date: 1-02-19

drawn by: TJH

checked by: TEH

drawing no.:

A002

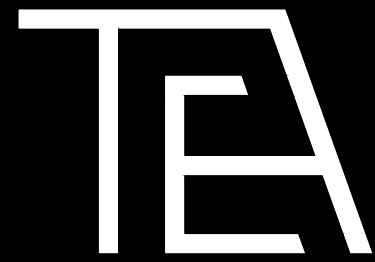
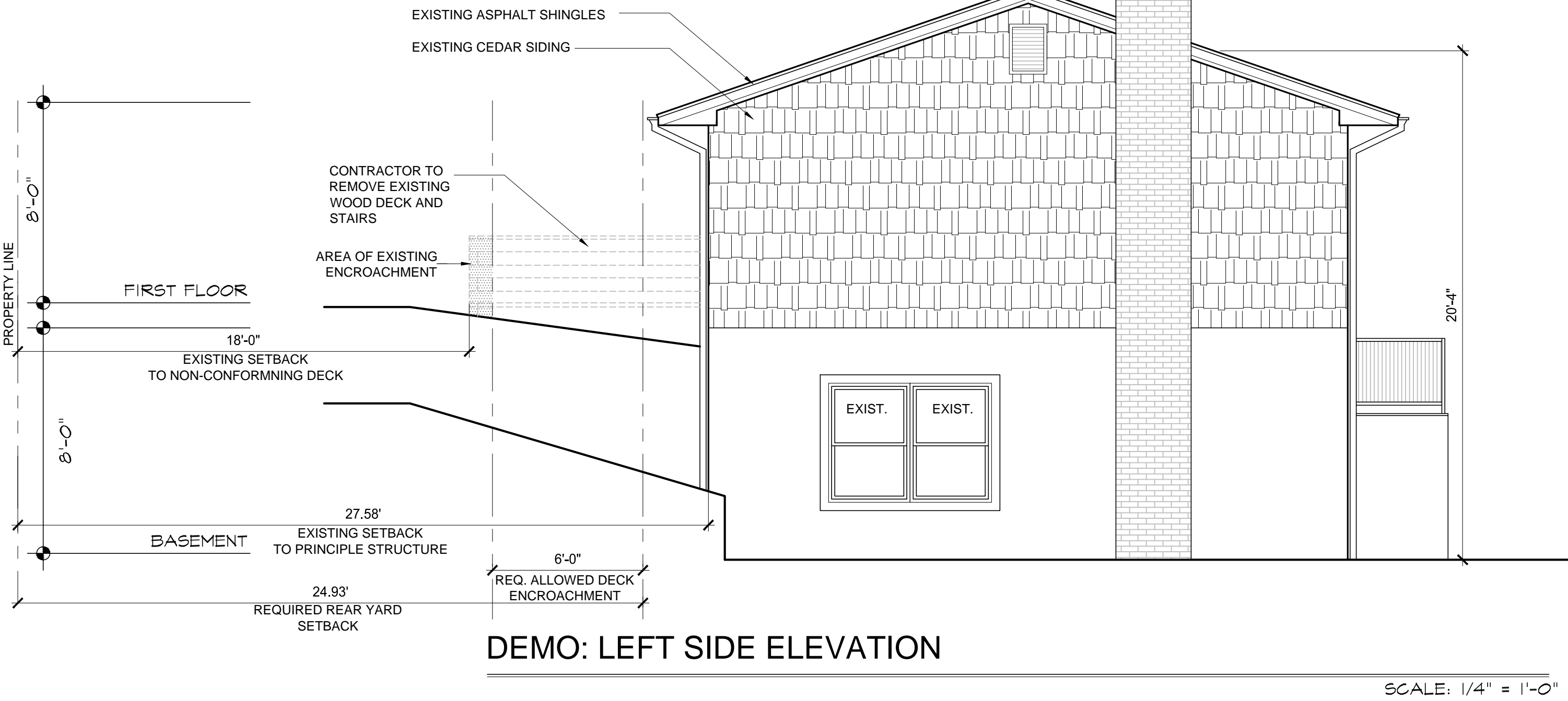
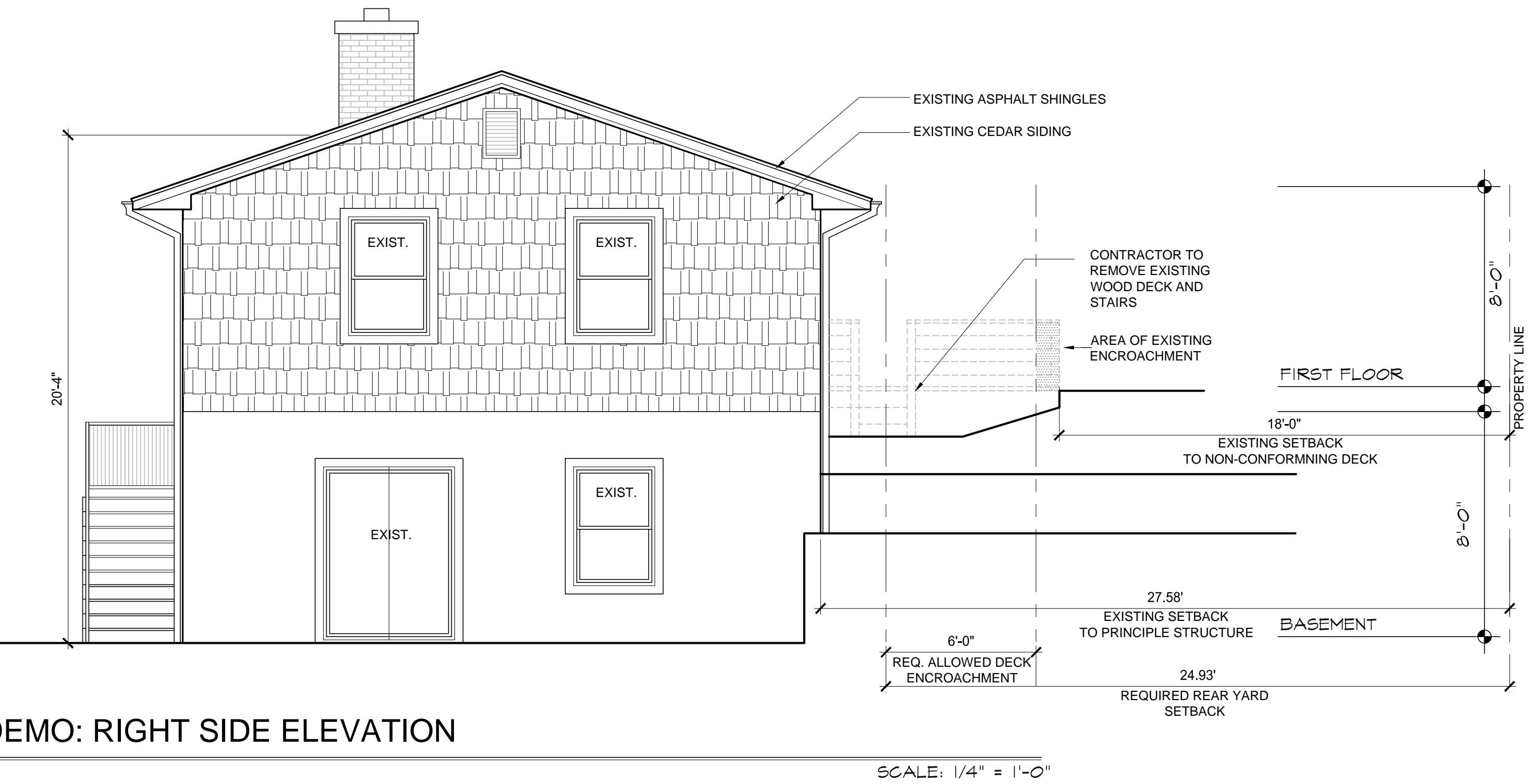
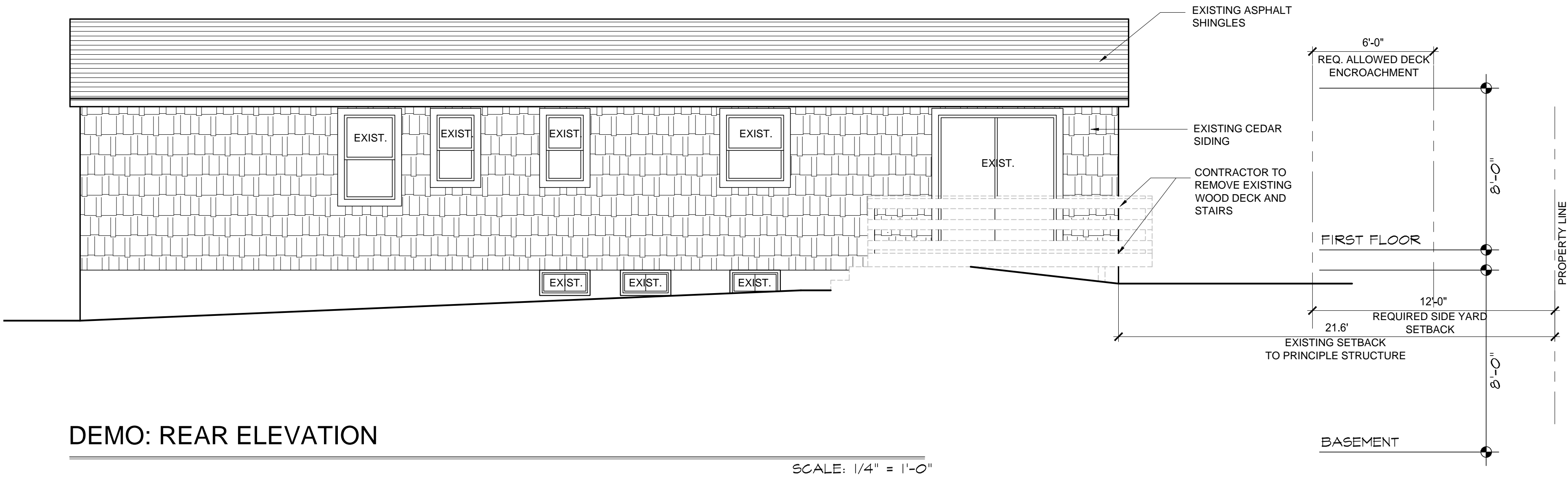
job number:

1959



LEGEND

- EXISTING AREA OF NON-CONFORMING DECK
- PROPOSED AREA OF NON-CONFORMING DECK PROJECTION
- PROPOSED AREA OF NON-CONFORMING REAR YARD SETBACK REQUIREMENT



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revisions:

project title:

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and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson , New York

DEMOLITION

seal: Architect Thomas E. Haynes



date: 1-02-19

drawn by: TJH

checked by: TEH

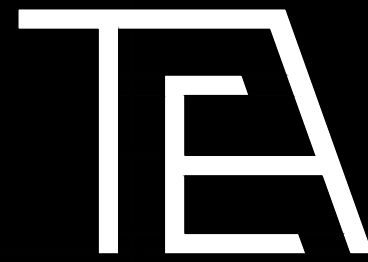
drawing no.:

A003

job number:

1959





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revisions:

project title:

Proposed Covered Porch  
and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson , New York

PROPOSED FLOOR PLAN

seal: Architect Thomas E. Haynes	date: 09-12-19
drawn by: TJH	checked by: TEH
drawing no.:	

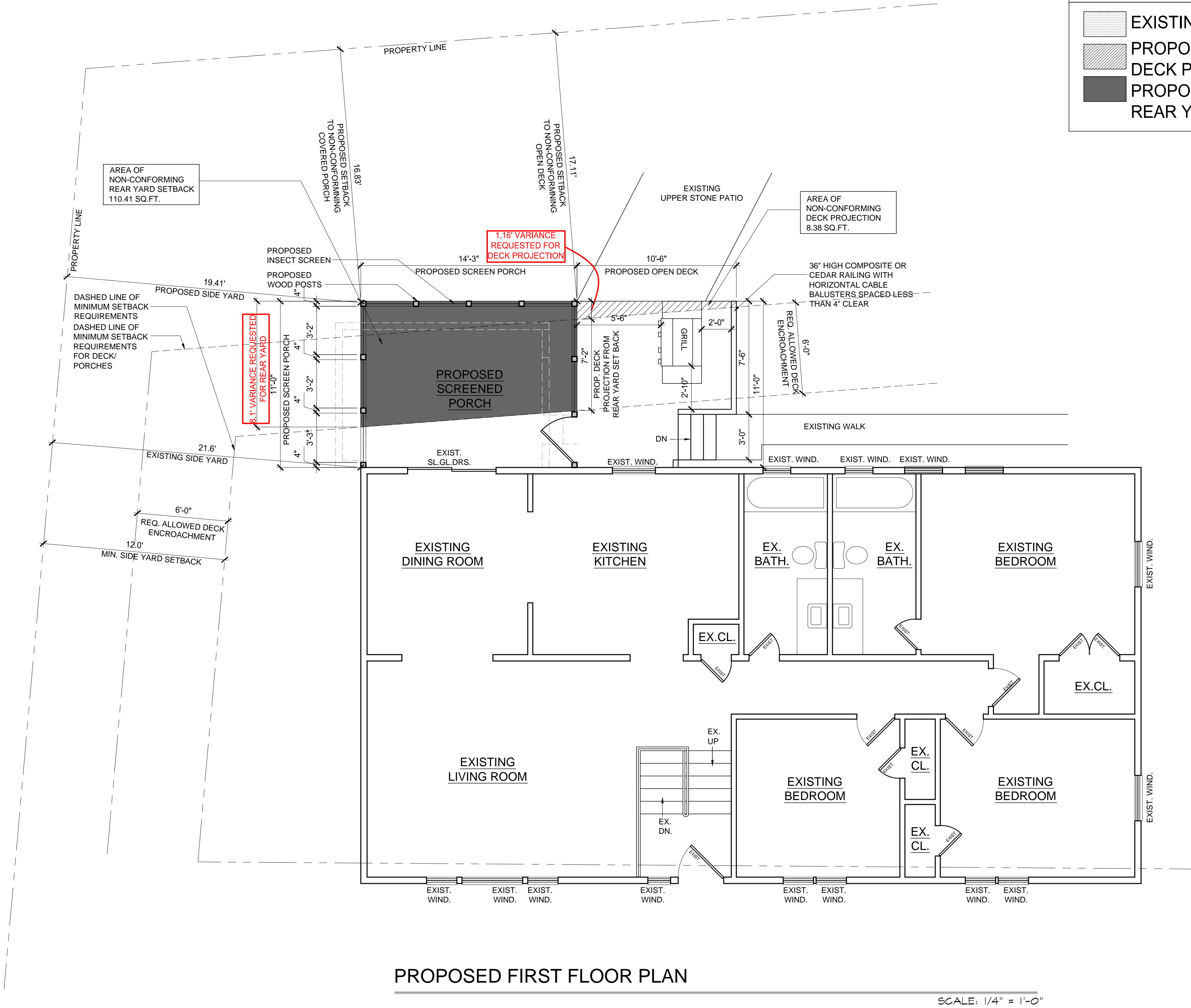


job number: 1959

A004

LEGEND

- EXISTING AREA OF NON-CONFORMING DECK
- PROPOSED AREA OF NON-CONFORMING DECK PROJECTION
- PROPOSED AREA OF NON-CONFORMING REAR YARD SETBACK REQUIREMENT



PROPOSED FIRST FLOOR PLAN

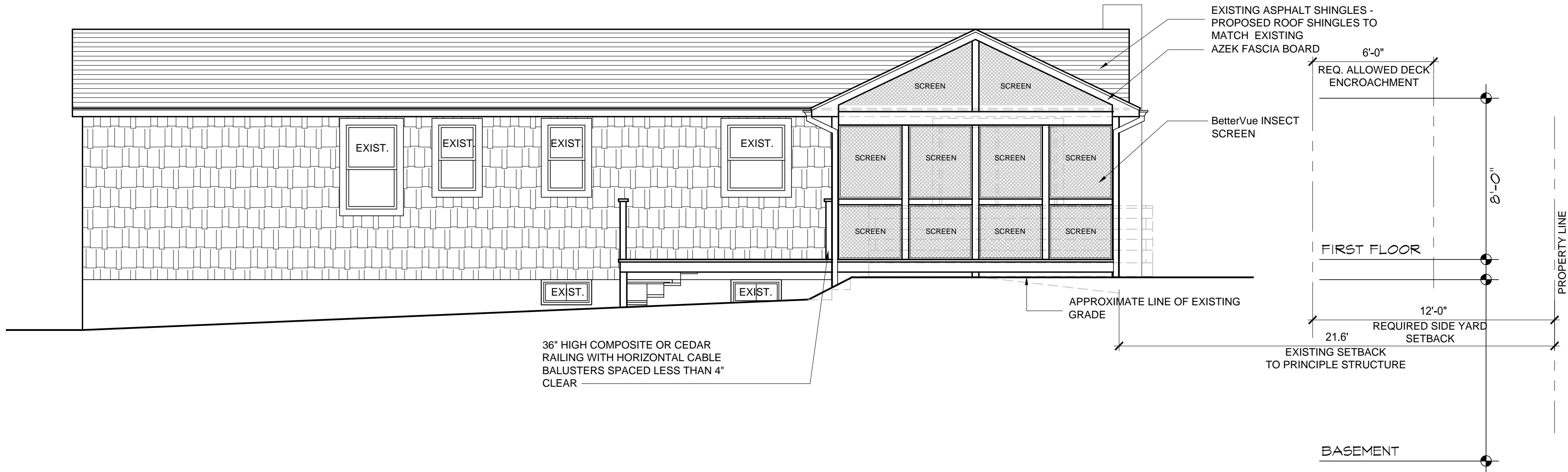


LEGEND

EXISTING AREA OF NON-CONFORMING DECK

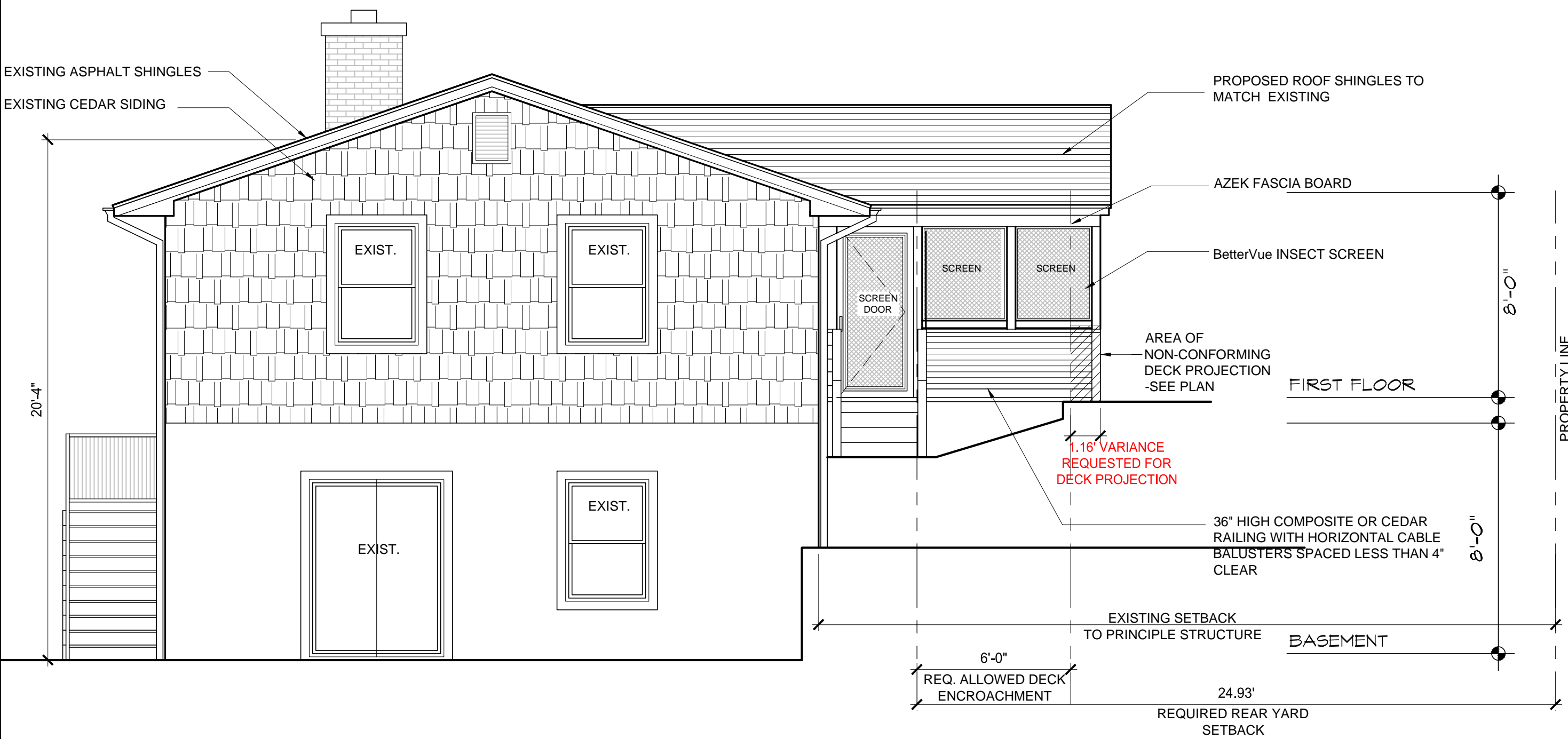
PROPOSED AREA OF NON-CONFORMING DECK PROJECTION

PROPOSED AREA OF NON-CONFORMING REAR YARD SETBACK REQUIREMENT



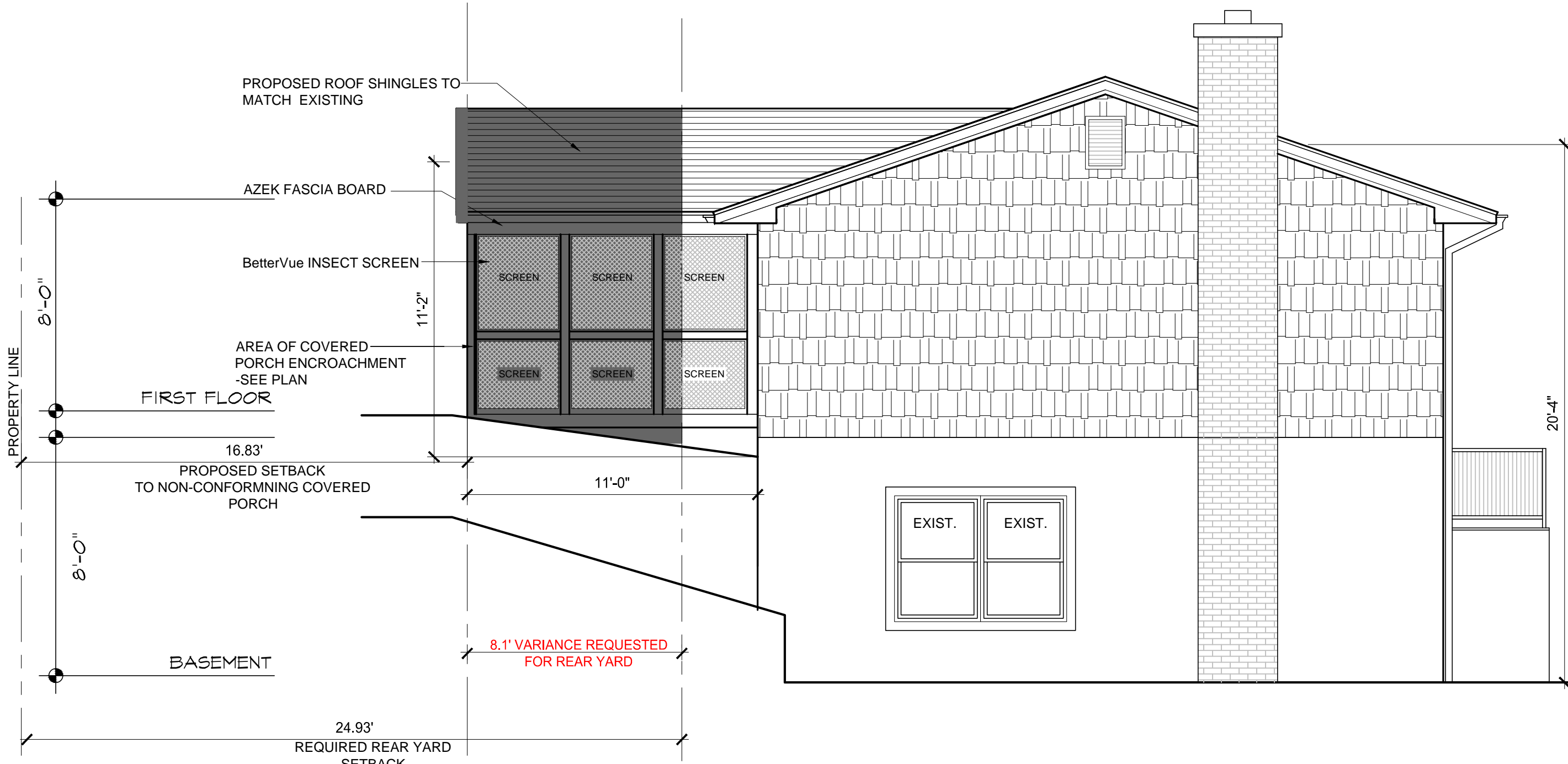
PROPOSED REAR ELEVATION

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



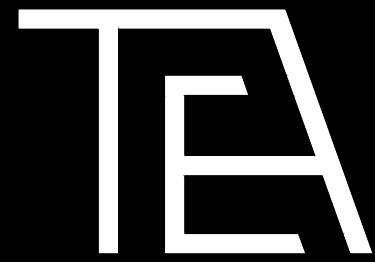
PROPOSED RIGHT SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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



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revisions:

project title:

Proposed Covered Porch  
and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson , New York

PROPOSED ELEVATIONS

seal: Architect Thomas E. Haynes

date: 1-02-19

drawn by: TJH

checked by: TEH

drawing no.:

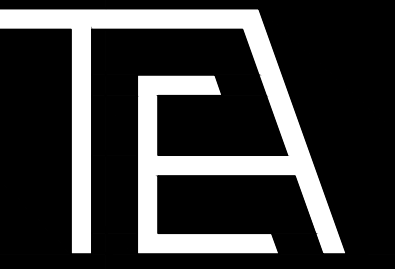


A005

job number:

1959





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revisions:

project title: \_\_\_\_\_

Proposed Covered Porch  
and Deck at:  
**31 CEDAR STREET**  
Hastings-on-Hudson, New York

## PHOTOS

**seal:** Architect Thomas E. Haynes

date: 09-12-19

drawn by: TJH

checked by: TEH

drawing no.:

job number: 1050

A006



PROJECT TITLE: SURVEY PREPARED FOR  
**Kevin & Marissa Felix**  
 TAX MAP SECTION 4.140, BLOCK 146, LOT 3  
 VILLAGE OF HASTINGS-ON-HUDSON  
 TOWN OF GREENBURGH  
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'  
 DATE: JUNE 23, 2015  
 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:  
 WESTCHESTER COUNTY/VILLAGE OF HASTINGS ON HUDSON/CEAR STREET/FELIX.DWG

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY, GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: JUNE 10, 2015

CERTIFIED ONLY TO:

1. KEVIN FELIX AND MARISSA FELIX
2. SILVERMINE VENTURE LLC d/b/a THOROUGHbred
3. STEWART TITLE INSURANCE COMPANY
4. BENCHMARK TITLE AGENCY, LLC

WILLIAM E. JAMES, P.E., P.T.S.  
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

1526.  
 COUNTY CLERK'S OFFICE DIVISION OF LAND RECORDS ON  
 ARK...PROPERTY OF FRANCIS E. CURRY & WM. WARD TOMKINS'  
 TO THIS SURVEY IS A VIOLATION OF SECTION  
 EDUCATION LAW, EXCEPT AS PER SECTION 7209,  
 REASON.  
 BEAR THE ORIGINAL SEAL OF THE SURVEYOR  
 ARE VALID FOR THIS MAP AND COPIES THEREOF  
 EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.  
 RFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS,  
 SHOW.  
 AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO  
 DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.  
 WESTCHESTER COUNTY CLERK'S OFFICE.  
 IS GENERALLY AS DESCRIBED IN DEED LIBER-47108,

JAMES STREET

BEVER STREET

CEDAR STREET

ARNOLD  
 N/F  
 4.140-146-52

