

**Ted and Kate Herman
96 Euclid Ave
Hastings on Hudson, NY 10706
914-478-7157**

August 27, 2018

Hastings Zoning Board of Appeals

We are writing to you to request a zoning variance for the on-grade wood deck we built 28 years ago at our home to correct a dangerous situation and improve the usability of the back yard.

When we bought the house the back yard was unsafe and basically unusable. There was a concrete sidewalk all the way around the back from the driveway to my (now) office door on the north side of the house. This walkway was two steps down from the back door. On the other side of the walkway there was a collapsing block/concrete retaining wall holding up the back yard, about 2.5-3 feet high. Not only did you have to climb up onto the back yard, this wall was about to collapse – we were warned by our inspector at the time of purchase not to let the children anywhere near it.

We hired a reputable landscape contractor to solve the problem and relied on their advice that no permit was necessary. They built an extremely strong wood retaining wall with ties into the yard behind to support, and filled in between the wall and the house with the deck. The structure was very heavily built with 4*4 timbers.

This deck is in very good shape except for the surface boards which could use refinishing. It has made the back yard a safe and comfortable space for the 28 or so years we've had it, and it would be an enormous detriment to the house to have to remove it!

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ted Herman", written over the "Sincerely yours," text.

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	\$ 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 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 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, _____ 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:

Property owner: Katharine G. Herman & Theodore Herman
 Property address: 96 Euclid Ave., Hasting-on-Hudson, NY 10706
 Name all streets on which the property is located: 96 Euclid Ave.
 Sheet: 4.20 Block: 12 Lot/Parcel: 18 Zoning District: R-10

Applicant: Katharine G. Herman
 Standing of applicant if not owner:
 Address: 96 Euclid Ave., Hasting-on-Hudson, NY 10706
 Daytime phone number: 914-478-7157 Fax number:
 E-mail address: kate@kghermancpa.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*	(for deck legalization) Existing Condition*	Proposed Condition*
<u>295-20(6)</u>	<u>PROTRUDE 6' or 6' to</u> <u>PROP LINE or 1/2 DISTANCE</u> <u>WHATEVER IS LARGER</u>	<u>5.75' to PROP</u>	<u>5.75' TO PROP LINE</u>
295-68F.2a2	Development coverage not exceed 35 %	45.2 %	<u>45.2%</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 (for deck legislation)	PROPOSED
FRONT	30 ft.	32.9 ft.	
REAR	30 ft.	38 ft to house, 25.3' to deck	
SIDE ONE	12 ft.	11 ft. to house, 5.75' to deck	
SIDE TWO	18 ft.	23.3 ft.	
TOTAL OF TWO SIDES	30 ft.	34.3 ft. to house, 29.05 ft to deck	

YARD SETBACKS
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR	8 ft.	4.8 ft	
SIDE	8 ft.	2.5 ft.	

BUILDING HEIGHT

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

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10 000 sf.	8176 sf.	SAME
BLDG. COVERAGE/ % OF LOT AREA	25 %	24.7 %	24.7%
DEVELOPMENT COVERAGE / % OF LOT AREA	35 %	45.2%	45.2%

*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	

** 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
12/08/2005	exemption from the provision of section 295-36A	variance granted	12/08/2005

- List pending violations on this property if any:

none

- 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~~ CONNECTICUT
COUNTY OF ~~WESTCHESTER~~ ss.: Groton, CT
NEW LONDON

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 08 day
of August, 2018

Notary Public

MARLO V DUYAN

Notary Public

My Commission Expires 4/30/2023

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 : Katharine G. Herman, being duly sworn, deposes and says that
he/she resides at 96 Euclid Ave, Hastings-on-Hudson, NY 10706 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 18 Block 652 and Lot 41-43 of the tax map, and that
he/she hereby authorized Tomasz Lopinski at Mitchell Koch Architects 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 28 DAY
OF August 20 18


Notary Public

NOTICE

My Commission Expires 4/30/2023

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.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-146. Variances.

- A. The Board of Appeals, on appeal from the decision or determination of the administrative officer charged with enforcement of this chapter, shall have the power to grant use variances and area variances, as defined herein.
- B. Use variances.
 - 1) "Use variance" shall mean the authorization by the Board of Appeals for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning regulations.
 - 2) No use variance shall be granted by the Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - a. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - b. The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - c. The requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - d. The alleged hardship has not been self-created.
 - 3) The Board of Appeals, in the granting of a use variance, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- C. Area variances.
 - 1) "Area variance" shall mean the authorization by the Board of Appeals for the use of land in a manner that is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
 - 2) In determining whether to grant an area variance, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board of Appeals shall also consider:
 - a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - c. Whether the requested area variance is substantial.
 - d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board of Appeals but shall not necessarily preclude the granting of the area variance.
 - 3) The Board of Appeals, in the granting of an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
- D. Imposition of conditions. The Board of Appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of this chapter, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

CODE OF THE VILLAGE OF HASTINGS ON HUDSON

§ 295-82. View Preservation (VP) Districts

- A. Principal and accessory uses. Subject to the provisions of Subsection C below, the permitted principal and accessory uses for any lot or parcel in a VP District shall be the same as otherwise permitted in the district in which the lot or parcel is located.
- C. Approval by Planning Board and Board of Appeals.
 - (1) No building or structure shall be erected, altered, enlarged or moved in the district unless approved in accordance with the provisions of this section.
 - (2) Every application to permit the erection or exterior alteration of a building or structure in a VP District shall be referred by the Building Inspector to the Planning Board for its report and recommendations as to the best siting, dimensions and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties and adjacent public property and rights-of-way. The Planning Board shall issue its report and recommendations within 60 days after receipt of the application.
 - (3) After approval by the Planning Board, the plan for erection or exterior alteration of the building or structure shall be referred to the Board of Appeals, which shall conduct a public hearing on the plan. The Board of Appeals shall hold the hearing and render its decision within 60 days after the referral by the Planning Board.
 - (4) Joint notice of both the Planning Board meeting at which the application is to be considered and the Board of Appeals public hearing on the application shall be given at least 14 days before the Planning Board meeting. Notice shall be given as required in § 295-143C. In addition, notice shall be given to the Architectural Review Board and shall be published in a newspaper of general circulation in the Village not less than 10 days before both the Planning Board meeting and the Board of Appeals hearing.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARDS, OF THE NEW YORK STATE BUILDING CODE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEW YORK AGENCIES.

3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.

4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND /OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.

5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.

7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, AND IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.

8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)

10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.

13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.

14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEEP. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.

16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.

20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

STRUCTURAL NOTES

1. ALL STRUCTURAL WORK SHALL COMPLY WITH THE STATE OF NEW YORK BUILDING CODE.

2. STRUCTURAL WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND THE SPECIFICATIONS.

3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS, AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE.

4. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY EQUAL TO 4000 PSF. THE ADEQUACY OF THE BEARING STRATUM SHALL BE VERIFIED IN THE FIELD PRIOR TO POURING THE CONCRETE, BOTTOM OF FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED IN THE FIELD.

5. ENGINEERED FILL, IF REQUIRED, SHALL BE PLACED IN 8 INCH LIFTS, COMPACTED TO 95 % MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

6. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL ALL FLOORS OR ROOFS BRACING THESE WALLS ARE IN PLACE.

7. ALL CONCRETE SHALL BE NORMAL WEIGHT AGGREGATE OF MINIMUM COMPRESSIVE STRENGTH EQUAL TO 3000 PSI AT AGE 28 DAYS. CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR CONCRETE FOR BUILDINGS", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.

8. ALL FOUNDATION CONCRETE AND GARAGE FLOOR SLAB SHALL BE AIR-ENTRAINED CONCRETE.

9. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.

10. WELDED WIRE MESH CWM SHALL CONFORM TO ASTM A185.

11. SLABS ON GROUND SHALL BE 4 INCHES THICK POURED OVER A 6-INCH LAYER OF POROUS FILL (UNLESS OTHERWISE SHOWN ON PLANS). PROVIDE 6" x 6" - W 1.4 x W 1.4 WELDED WIRE MESH 1 INCH BELOW TOP OF SLAB FABRIC PLACED. SLABS SHALL BE POURED IN ALTERNATE PANELS NOT EXCEEDING 2500 SQUARE FEET OR 80 FEET IN ANY ONE DIRECTION.

12. ALL STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. ALL SHAPES AND PLATES SHALL BE ASTM A36. ALL PIPES SHALL BE ASTM A53 TYPE E OR S GRADE B.

13. BOLTS SHALL BE A307, 3/4 INCH DIAMETER MINIMUM, UNLESS NOTED OTHERWISE.

14. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E60XX.

15. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC. SHALL CONFORM TO THE LATEST ISSUE OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS. FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" AND NAILING SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE BOCA CODE.

16. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACE DRY (EXCEPT STUDS WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE: RAFTERS, PURLINS, JOISTS DOUGLAS FIR-LARCH #2 BEAMS, GIRDERS, HEADERS DOUGLAS FIR-LARCH #1 STUDS, COLUMN, PLATES DOUGLAS FIR-LARCH STUD GRADE

17. ALL FACTORY MANUFACTURED GLUE LAMINATED WOOD FRAMING MEMBERS SHALL BE BY TRUS JOIST MACMILLAN.

18. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, BY SIMPSON STRONG TIE, INSTALLED AS PER MANUFACTURERS RECOMMENDATION.

19. WHERE FRAMING LUMBER IS FLUSH FRAMED TO A ENGINEERED BEAM, GLU LAM FLITCH PLATE OR STEEL BEAM, SET THESE BEAMS 1/2 INCH CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR SHRINKAGE.

20. STUD BEARING WALLS SHALL BE 2" x 6" AT 16" ON CENTER AT THE EXTERIOR 21. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED INSTALL ADDITIONAL STUDS.

22. AT THE ENDS OF ALL BEAMS AND GIRDERS PROVIDE A BUILT UP COLUMN WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH MATCHES THE DEPTH OF THE ADJACENT STUDS, POST DOWN TO FOUNDATION, U.O.N.

23. USE DOUBLE STUDS AT THE END OF ALL WALLS AND WALL OPENINGS.

24. USE DOUBLE HEADERS AND TRIMMERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT INDICATED.

25. LAP ALL PLATES AT CORNERS AND AT THE INTERSECTION OF PARTITIONS. PROVIDE HEADERS OVER ALL.

26. UNLESS OTHERWISE NOTED, PROVIDE OPENINGS AS FOLLOWS: INTERIOR WALLS (2) - 2" x 10" EXTERIOR WALLS (3) - 2" x 10"

27. STAGGER ALL SPLICES A MINIMUM OF 32".

28. BRIDGING FOR SPANS UP TO 14 FEET, PROVIDE ONE ROW. BRIDGING FOR SPANS OVER 14 FEET, PROVIDE TWO ROWS.

29. BUILT UP BEAMS SHALL BE SPIKED WITH (2) - 16d NAILS AT 16" ON CENTER.

30. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL HAVE THE FOLLOWING THICKNESS: ROOFS 3/4" FLOORS 3/4" WALLS 1/2"

31. ALL PLYWOOD SHALL BE GLUE NAILED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE. (B.F. GOODRICH PL 400 OR EQUAL)

32. USE HURRICANE ANCHORS BY SIMPSON STRONG TIE AT THE ENDS OF ALL RAFTERS.

33. LINTELS SHALL BE INSTALLED OVER ALL NEW OPENINGS IN MASONRY WALLS AS FOLLOWS: MASONRY OPENING LINTEL 4'-0" OR LESS 1.4 x 3 1/2" x 5/16" 4'-1" TO 5'-0 1.5 x 3 1/2" x 5/16" a) 3 1/2 LEGS ARE HORIZONTAL b) PROVIDE ONE 'L' FOR EACH 4" OF WALL THICKNESS c) MINIMUM BEARING 6" EACH END

34. LIVE LOAD SCHEDULE ROOF 30 PSF SECOND FLOOR 40PSF FIRST FLOOR 40PSF

Uniform Design Loads (p.s.f.)

	Dead Load	Live Load	DL & LL
1st Floor	10	40	50
2nd Floor	10	30	40
Ext. Wall	12		12
Int. Wall	8		8
Ceiling	10		10
Deck	6	45	51
Roof	15	45	60

ZONING CALCULATIONS

LOCATION:	177 SOUTH BROADWAY, HASTINGS-ON-HUDSON, NY 10706
ZONING DISTRICT:	R-10, sheet: 18 block: 652, lots: 41-43 SBL: 4.20-12-18
USE:	PERMITTED EXISTING
YARD REQ'TS:	ONE FAMILY RES. ONE FAMILY RES.
MIN.FRONT:	30 FT. 32.9 FT.
MIN. REAR:	30 FT. 38 FT. TO HOUSE (25.3 FT. (25'-4") TO DECK) 4.7 FT. - WITHIN 6 FT. ALLOWED YARD ENCROACHMENT
MIN. SIDE YARD 1	12 FT. 11 FT. TO HOUSE (5.75 FT. (5'-9") TO DECK) 0.25 FT. - ABOVE 6 FT. ALLOWED YARD ENCROACHMENT VARIANCE REQ'D
MIN. SIDE YARD 2	18 FT. 23.3 FT TO HOUSE & DECK
MIN. SIDE YARD TOTAL	30 FT. 34.3 FT TO HOUSE (29.05 FT. TO DECK) 0.95 FT. LESS THAN MIN. REQ'D. VARIANCE REQ'D
MAX. BUILDING HEIGHT	35 FT. AND 2 1/2 STORIES EXISTING
LOT AREA: 8176 SF	
MAX. BUILDING COVERAGE - % OF LOT	25 % 24.7 % (2019 SF.)
MAX. DEVELOPMENT COVERAGE - % OF LOT	35 % 44.3 % (3620 SF.) 9.3 % ABOVE LIMIT VARIANCE REQ'D

COVERAGE CALCULATIONS			
existing building coverage	AREA (SF)	existing development coverage	AREA (SF)
house	1229	existing building coverage	2019
garage	349	slope walk & steps - front	207
deck to be legalized	441	slope walk & steps - north side	151
total:	2019	slope walk & steps - south side	186
		driveway	789
		concrete pad	94
		brick patio	174
		total:	3620
EXISTING BUILDING COVERAGE:	2097	EXISTING DEVELOPMENT COVERAGE:	3620

P.T. 4X4 JOIST @ 16" O.C. W/ 6X6 ORDER ON EXIST. CONC. WALK FASTENED W/ CONC. ANCHORS & ON COMPACTED A GRAVEL BASE ANCHORED W/ #4 4 FT. REBAR INTO GROUND, TYP.

P.T. 2X6 DECKING, FASTENED TO P.T. 6X6 JOISTS

P.T. 4X4 JOIST

P.T. (4)6X6 GIRDER

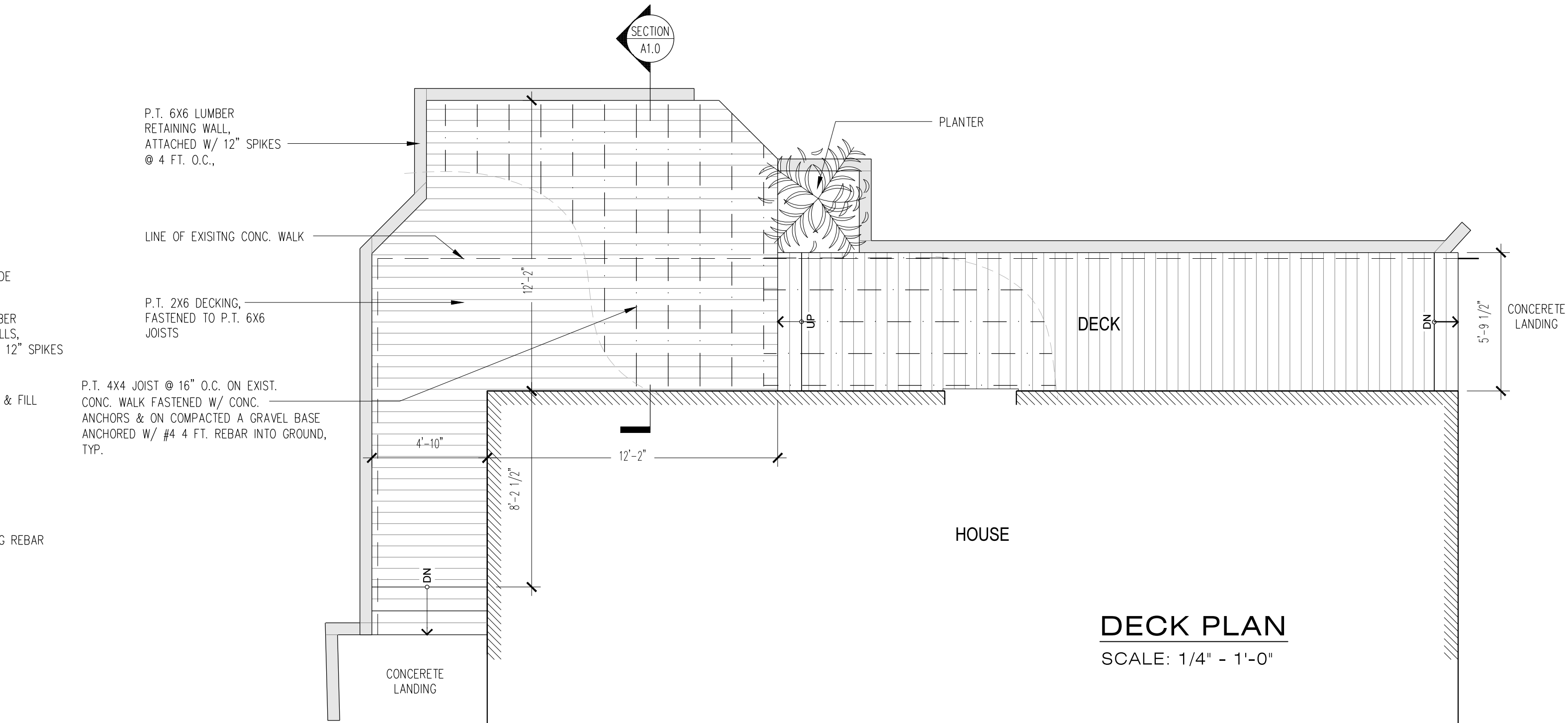
EXISTING CONC. WALK

DECK TYPICAL SECTION

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

ABBREVIATIONS

ACT	ACCOUSTICAL CEILING TILE	CLG	CLOS.	ELEV	ELEVATOR	HGT	HEIGHT	O.C.	ON CENTER	SIM	SIMILAR
AFF	APPLIANCE	CLO.	CLOS.	ENCL	ENCLOSURE	HW	HOLLOW METAL	OP'NG	OPENING	SPEC	SPECIFICATIONS
BB	BASE BOARD	C.O.	C.O.	EXCL	EXISTING	HW	HOT WATER	OPP	OPPOSITE	ST	STAINLESS STEEL
BD	BOARD	COL	CONC.	F.B.S.I.	FIBERGLASS	ICE	ICE MAKER	P-LAM	PLYWOOD	S/S	STAINLESS STEEL
BET	BETWEEN	CONC	CONC.	FDN	FOUNDATION	INFO	INFORMATION	PLY	PRESSURE TREATED	TR	TRASH RECEPTACLE
BLDG	BUILDING	C.T.	C.W.	FL	FLOOR	MBATH	MASTER BATHROOM	P.TD	PAINTED	U.O.N.	UNLESS OTHERWISE NOTED
BLKG	BLOCKING	DTLS	DR	FLR.	FLOOR	MBR	MASTER BEDROOM	REF	REFLECTED CEILING PLAN	VCT	VINYL COMPOSITION TILE
BM	BEAM	DWS	DWR	FTG.	FOOTING	MIN	MINIMUM	REQ'D	REQUIRED	V.I.F.	VERIFY IN FIELD
B.O.	BY OTHERS			GALV	GALVANIZED	MTD	MOUNTED	RM	ROOM	WD	WOOD
BR	BRICK			GC	GENERAL CONTRACTOR	MTL	METAL	SECT	SECTION	WN.	WINDOW
CABT.	CABINET			GL	GLASS	MW	MICROWAVE				



DECK PLAN

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

A1.0

REVISION

09.27.18 BP PERMIT ZBA AGENDA

A1.0 SITE PLAN, PLAN, DETAIL NOTES



DECK LEGALIZATION AT HERMAN RESIDENCE

GENERAL NOTES, LEGENDS PLANS, SECTION DETAIL

96 EUCLID AVE HASTINGS-ON-HUDSON, NY. 10706



DECK LEGALIZATION

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