

Village of Hastings on Hudson  
Department of Buildings  
7 Maple Avenue  
Hastings on Hudson, NY 10706  
914-478-3400 X613

Inspector,

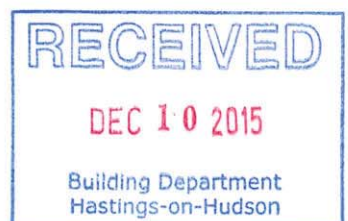
This letter is being written in conjunction with the enclosed DOB application for 115 Hillside Avenue, Hastings-on-Hudson, NY, 10706.

We wish to apply for a permit to build a retaining wall, level our tiny backyard, and build a low deck off the back of our house. Currently we have an unusable yard. The brick patio that existed when we bought the house is moldy, slick, slopes downhill, and is very uneven. Each of us has fallen down accessing the rear door of our home. Our 3 year old son once bloodied his face after taking a nasty spill. Our 1 year old daughter can not navigate the treacherous terrain. Because of this eminent danger our children prefer playing in the driveway. As our parking area is less than 100 sf, and is located at a dangerous curve of a surprisingly busy road, their preference is not a good solution.

Our application will require a variance as the deck we would like to build will violate current zoning setback rules. Please consider that our family would like to access and enjoy our tiny backyard without the threat of slipping or tripping. Our only motivation is to create a safe, solid surface.

Thank you for your consideration,

Amy Falder + Ray Hyland  
Knox (3yrs)  
Bettie (1yr)  
Laverne (geriatric bulldog)





OFFICE OF THE BUILDING INSPECTOR  
Village of Hastings On Hudson  
Municipal Building  
7 Maple Avenue  
Hastings On Hudson, New York 10706  
(914) 478-3400 Ext. 613  
Fax: (914) 478-4624  
BldgInsp@Hastingsgov.org

## ZBA checklist (draft)

- ✓ 1. Location plan showing the site and its neighbors within 300' (or some other) radius.
- ✓ 2. Site plan of lot showing existing structures and all required setback lines. If setback encroachments exist, they should be hatched and dimensioned.
- ✓ 3. Site plan of lot showing proposed conditions and required setback lines. Proposed encroachments should be hatched (differently than existing) and dimensioned.
- ✓ 4. Floor plans of existing structures showing all floors. Setback lines and encroachments, if any should be shown.
- ✓ 5. Elevations of existing structures, showing height encroachments, if any.
- ✓ 6. Floor plans of proposed conditions clearly differentiating existing conditions from proposed modifications. Setback lines and proposed encroachments should be shown and the resulting areas calculated.
- ✓ 7. Elevations of proposed conditions, showing height encroachments, if any.
- ✓ 8. Perspective renderings are helpful, and should be encouraged, but not required.
- ✓ 9. Photographs and other supporting documentation of site and its structures, neighboring sites and structures to the degree they are relevant.

For multiple family dwellings and commercial buildings I would add the following:

1. Conceptual design of a maximum 'As of Right' development on the site so that the ZBA can accurately gauge the proposed variances and responsibly make its findings related to them. This is not an unreasonable request, and would give us better footing in evaluating proposals and eliminate our reliance on "well, we looked at it and we couldn't make it work" story that we hear too much of (and as you know drives me nuts)

For all of the above, schematic level drawings at a legible scale (1/8"=1'-0" or smaller) are generally all that are needed, and should not create a burden for the applicant.



VILLAGE OF HASTINGS-ON-HUDSON  
 Zoning Board of Appeals  
 Application and Procedure for Application for  
 Variance/Interpretation/View Preservation



Case number: 02-16 Date of application: 12/10/15

Property owner: AMY FALDER + RAY HYLAND  
 Property address: 115 HILLSIDE AVE.  
 Name all streets on which the property is located: HILLSIDE AVE, VALLEY PL.  
 Sheet: 4.80 Block: 62 Lot/Parcel: 26 Zoning District: R-10

Applicant: AMY FALDER  
 Standing of applicant if not owner: \_\_\_\_\_  
 Address: 115 HILLSIDE AVE.  
 Daytime phone number: 917 710 2649 Fax number: \_\_\_\_\_  
 E-mail address: amy@newyorkgreenroofs.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*
<u>295-68 F 1a</u>	<u>FRONT YARD MIN 30'</u>	<u>2.19'</u>	<u>0'</u>
<u>295-68 F 1c</u>	<u>2 SIDE TOTAL 42'</u>	<u>6'</u>	<u>6'</u>
	<u>SIDE YD 2 AT LEAST 12'</u>	<u>2'</u>	<u>2'</u>
	<u>(SIDE YD 1 AT LEAST 30')</u>		
<u>295-68 F 2a[1]</u>	<u>BUILDING COVERAGE 25%</u>	<u>29.6%</u>	<u>33.7%</u>
<u>295-68 F 2a[2]</u>	<u>DEVELOPMENTAL COVER 35%</u>	<u>48.9%</u>	<u>43.3%</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 VALLEY PL	MIN 30'	2.19'	0'
REAR	MIN 30' OR 30%	67'	NO CHANGE
SIDE ONE HILLSIDE AVE	MIN 30'	4'	NO CHANGE
SIDE TWO	AT LEAST 12'	2'	2'
TOTAL OF TWO SIDES	42'	6'	6'

### YARD SETBACKS (Accessory Structure)

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

### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	n/a	n/a	n/a
FEET	↓	↓	↓

### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SQ FT	3873' SQ FT	NO CHANGE
BLDG. COVERAGE / % OF LOT AREA	25%	29.6%	33.7%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	48.9%	43.3%

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

### OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	S.F.	S.F.	NO CHANGE

\*\* 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
1/28/16	BUILD NON CONFORMING DECK/PATIO	_____	_____
_____	_____	_____	_____

- 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 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:

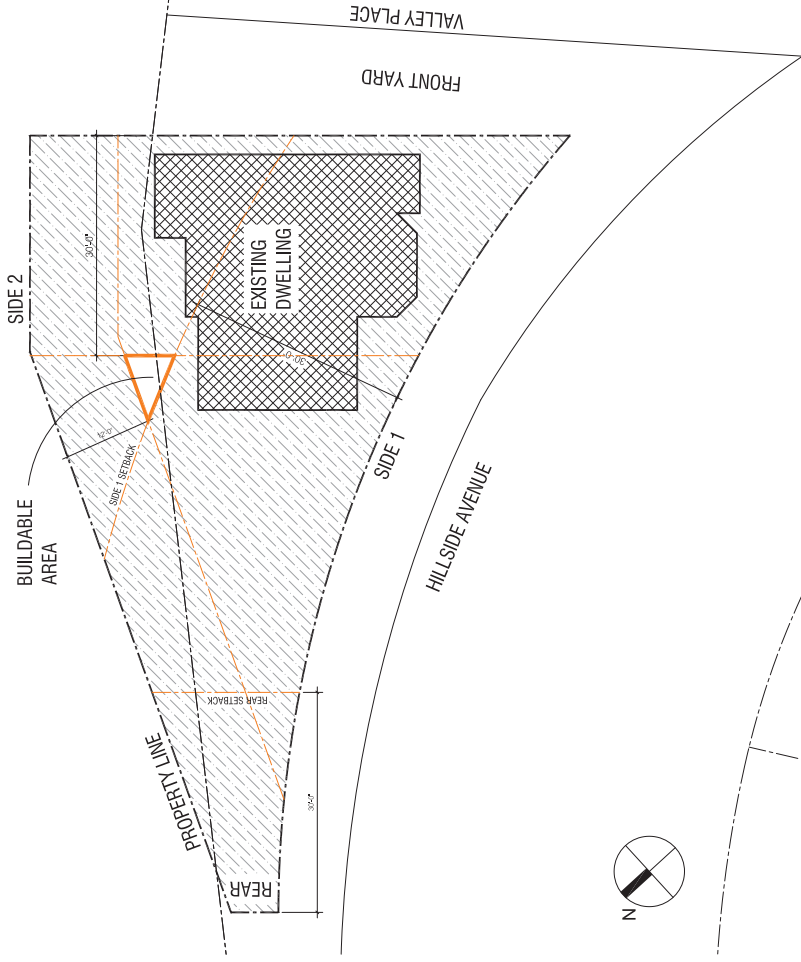
Sworn to before me this 10<sup>th</sup> day  
 of Dec., 2015

*Mary Ellen Ballantine*  
 Notary Public

*[Signature]*  
 Applicant

MARY ELLEN BALLANTINE  
 NOTARY PUBLIC  
 REG #: 01BA6278291  
 MY COMMISSION EXPIRES 03/25/2017  
 WESTCHESTER COUNTY, NEW YORK





**ZONING TABLE - VARIANCES**

SECTION	CODE PROVISION	EXISTING CONDITION	PROPOSED CONDITION
295-68F1a	Front Yard Min 30'	2.9'	0'
295-68F1a	Side Yard Total 42'	6'	6'
	Side Yard 2 (min 12')	2'	2'
295-68F2a(1)	Side Yard 1 (min 30')	0'	0'
	Building Coverage 25%	29.6%	33.7%
295-68F2a(2)	Developmental Coverage 35%	48.0%	43.3%

- Required variances and their building height and coverage:
- Subject to the provisions of Subsections A through C and § 295-62C, each building and structure in an R-10 District shall have:
    - A front yard at least 30 feet deep;
    - A rear yard at least 30 feet deep or 20% of the lot depth, whichever is less (eight feet in the case of a lot less than 100 feet wide);
    - Two side yards totaling at least 30 feet, each of which yards is at least 12 feet (eight feet in the case of accessory buildings and structures); and
    - A maximum height of 35 feet (15 feet in the case of accessory buildings and structures with sloped roofs) above the finished ground level in the case of accessory buildings and structures with flat roofs and no more than 2 1/2 stories.
  - Lot coverage. (Amended 8-5-2008 by L.L. No. 24-2008)
    - For single-family dwellings:
      - Building coverage shall not exceed 25% of the area of the lot.
      - For all other uses, all buildings and structures on the lot shall together cover not more than 25% of the area of the lot.

- EXISTING LOT COVERAGE**
- EXISTING LOT - 3873 SF
  - EXISTING HOUSE - 1417 SF
  - EXISTING ENTRY STAIRS - 43 SF
  - EXISTING REAR DECK/STAIRS - 246 SF
  - PROPOSED BLDG SUBTOTAL - 1306 SF
  - EXISTING BUILDING COVERAGE - 34%
  - = 35.3% (MAX 25%)
- PROPOSED LOT COVERAGE**
- EXISTING LOT - 3873 SF
  - EXISTING HOUSE - 1417 SF
  - EXISTING ENTRY STAIRS - 43 SF
  - EXISTING REAR DECK/STAIRS - 246 SF
  - PROPOSED BLDG SUBTOTAL - 1306 SF
  - EXISTING BUILDING COVERAGE - 34%
  - = 33.7% (MAX 25%)
- EXISTING DEVELOPMENTAL COVERAGE**
- EXISTING ENTRY PATH - 18 SF
  - EXISTING DRIVEWAY - 86 SF
  - EXISTING SIDEWALKS - 81 SF
  - EXISTING REAR DECK/STAIRS - 246 SF
  - EXISTING DEV SUBTOTAL - 747 SF
  - EXISTING DEVELOPMENTAL COVERAGE - 19%
  - = 48.9% (MAX 35%)
- PROPOSED DEVELOPMENTAL COVERAGE**
- EXISTING ENTRY PATH - 18 SF
  - EXISTING DRIVEWAY - 86 SF
  - EXISTING SIDEWALKS - 81 SF
  - EXISTING REAR DECK/STAIRS - 246 SF
  - PROPOSED SUBTOTAL - 370 SF
  - PROPOSED DEVELOPMENTAL COVERAGE - 9%
  - = 40.3% (MAX 35%); 50% BELOW EXISTING



**01** SETBACK DIAGRAM  
SCALE: 1/8" = 1'-0"

**02** LOCATION MAP  
SCALE: 1" = 100'

**A** VIEW FROM SOUTH FROM HILLSIDE  
SCALE: 1" = 100'

**B** VIEW NORTHEAST DOWN VALLEY PLACE  
SCALE: 1" = 100'

**C** VIEW FROM FRONT YARD TO VALLEY PLACE  
SCALE: 1" = 100'

**D** VIEW WEST CORNER OF HILLSIDE/VALLEY PLACE  
SCALE: 1" = 100'

**E** VIEW FROM FRONT YARD TO VALLEY PLACE  
SCALE: 1" = 100'



**FRH  
RESIDENCE - RENOVATION**

115 HILLSIDE AVE  
HASTINGS ON HUDSON, NY 10706

PROJ. NO. A19-018

OWNER  
AMY PALERA & RAY HUANG

115 HILLSIDE AVE  
HASTINGS ON HUDSON, NY 10706

ARCHITECT  
STUDIO PPARK, LLC

JAMES RYAN, P.A.  
115 HILLSIDE AVE  
HASTINGS ON HUDSON, NY 10706

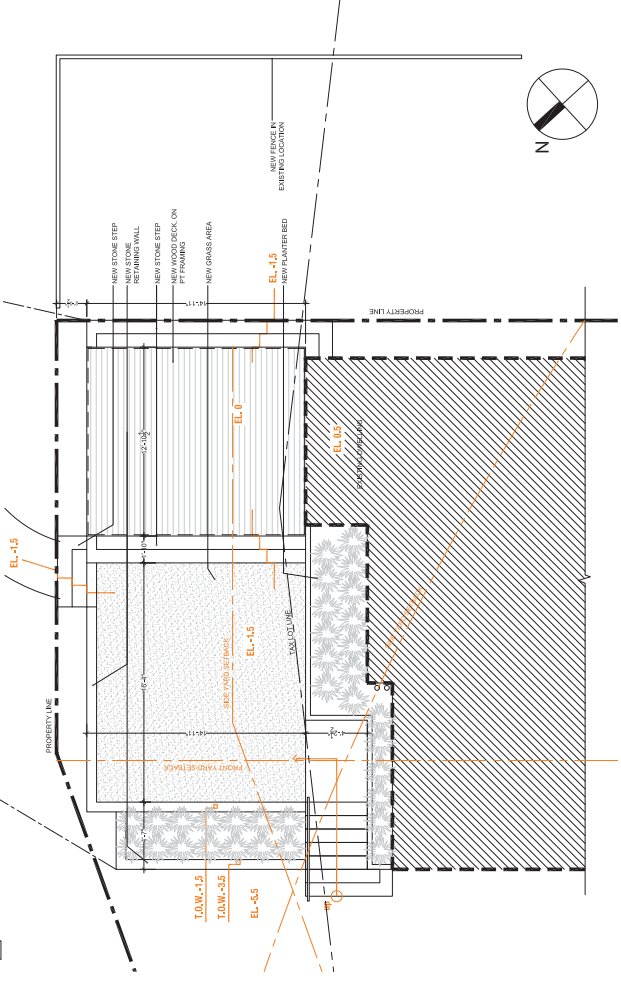
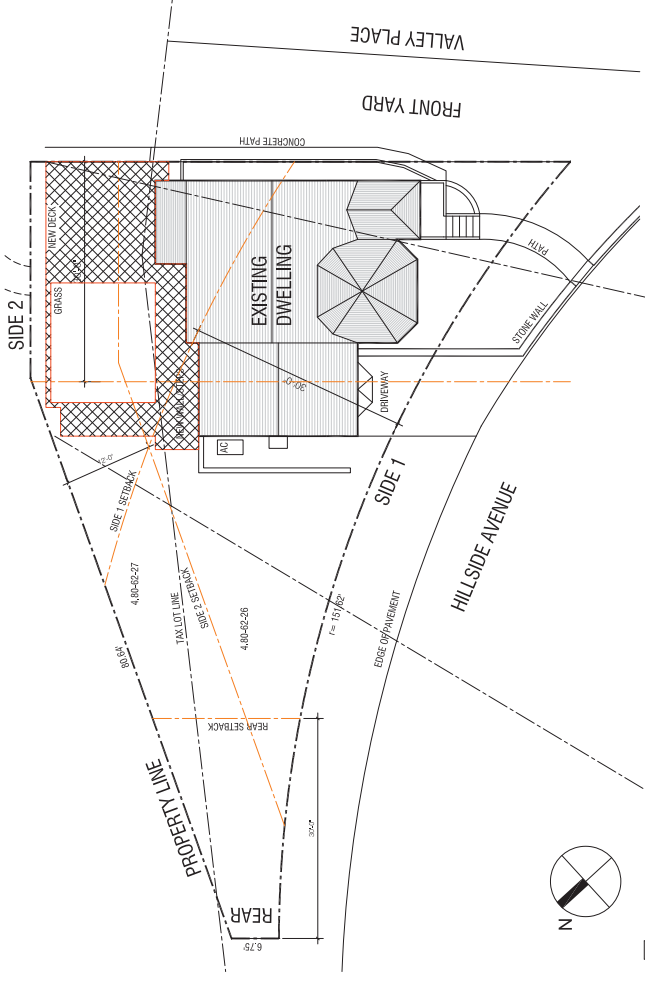
ENGINEER  
SEAL

PROJECT DATA  
115 HILLSIDE AVE  
HASTINGS ON HUDSON, NY 10706

ISSUE  
△ T.O.M. 15 VARIANCE RESUBMISSION  
T.O.M. 15 VARIANCE SUBMISSION

PROPOSED SITE PLAN

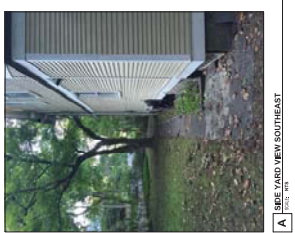
L-102.00



REAR YARD VIEW SOUTHEAST  
SCALE: 1/8" = 1'-0"



REAR YARD VIEW SOUTHWEST  
SCALE: 1/8" = 1'-0"



REAR YARD VIEW EAST  
SCALE: 1/8" = 1'-0"



REAR YARD VIEW EAST/NORTHEAST  
SCALE: 1/8" = 1'-0"