

September 16, 2015

Members of the Hastings Zoning Board of Appeals
Village of Hastings-on-Hudson
7 Maple Avenue
Hastings-on-Hudson, NY 10706

Re:
Renovations & Extensions to the Bowen-Rink Residence
1 Flower Avenue, Hastings-on-Hudson, NY

To the Members of the Zoning Board of Appeals:

As the Architect representing David Bowen and Bennett Rink, I am submitting the following drawings, dated September 11, 2015:

Title Sheet
S-1 Site Plan, Zoning Compliance, Location Map
S-2 View of Property, View of Neighboring Properties
A-1 First Floor Plan & Second Floor Plan
A-2 Exterior Elevations
Survey

We are requesting that the Zoning Board of Appeals grant the following variances from the Hastings Zoning Code:

1. Variance from Section 295-68F. 1a – Front Yard Setback

We are requesting a variance for a 21.1 ft. front yard setback, which is 8.8 ft. closer to the property line than the 30 ft. minimum front yard setback required by the Hastings Zoning Code. The existing front yard setback is 25.7 ft., and due to the triangular-shaped lot, the addition encroaches further into the front yard.

2. Variance from Section 295-68F. 1b – Rear Yard Setback

We are requesting a variance for a 6.9 FT rear yard setback, which is 23.1 FT closer to the property line than the 30 FT minimum rear yard setback required by the Hastings Zoning Code. The existing rear yard setback is 14 FT, and due to the triangular-shaped lot, the addition encroaches further into to the rear yard.

3. Variance from Section 295-20.C2 – No Paving in Required Yards

We are requesting a variance to extend the existing stone patio. The existing patio and the proposed extension to the patio are in the minimum rear yard setback.

The undersized lot area of 8,949 sf (10,000 sf minimum required by the Hastings Zoning Code) and its triangular shape create a hardship in expanding the house to meet the required setbacks. The total existing floor area is only 1,674 sf, and the owners would like to expand the home to meet the growing needs of their family. The addition increases the floor area to 2,364 sf, while keeping the footprint at 14.6% of the lot area (25% maximum required by the Hastings Zoning Code). The proposed addition is designed to be in keeping with the style, character and scale of the existing home, including keeping the second floor within the roof line to minimize bulk.

I appreciate your understanding of our request for these variances, and look forward to presenting the drawings at the next Zoning Board of Appeals meeting. Thank you for your time and effort for review of our proposal.

Sincerely,

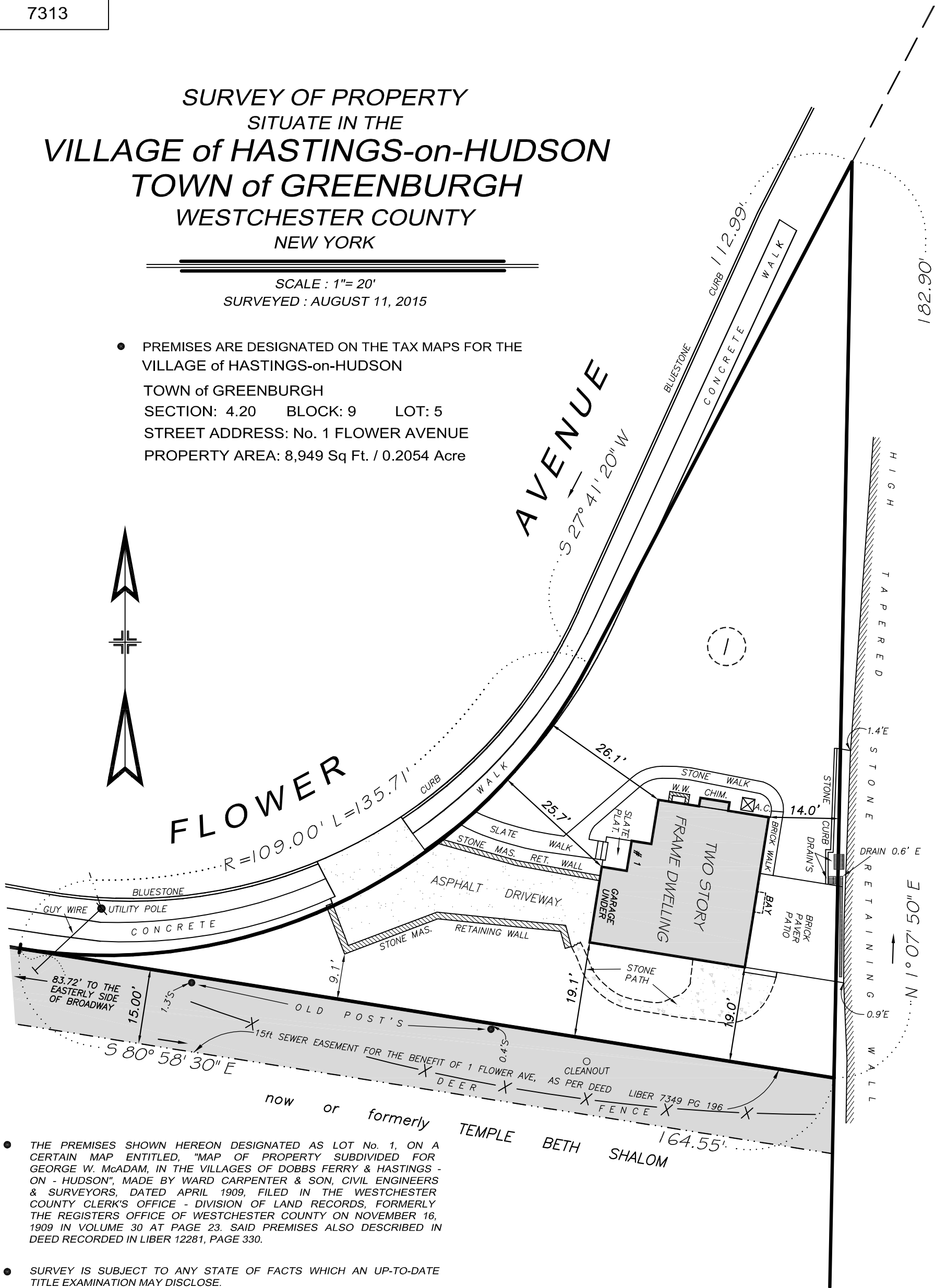
A handwritten signature in black ink that reads "Christina Griffin". The signature is written in a cursive, flowing style.

Christina Griffin AIA LEED AP CPHC

SURVEY OF PROPERTY
 SITUATE IN THE
VILLAGE of HASTINGS-on-HUDSON
TOWN of GREENBURGH
 WESTCHESTER COUNTY
 NEW YORK

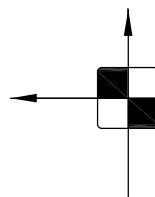
SCALE : 1"= 20'
 SURVEYED : AUGUST 11, 2015

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE of HASTINGS-on-HUDSON
- TOWN of GREENBURGH
- SECTION: 4.20 BLOCK: 9 LOT: 5
- STREET ADDRESS: No. 1 FLOWER AVENUE
- PROPERTY AREA: 8,949 Sq Ft. / 0.2054 Acre



- THE PREMISES SHOWN HEREON DESIGNATED AS LOT No. 1, ON A CERTAIN MAP ENTITLED, "MAP OF PROPERTY SUBDIVIDED FOR GEORGE W. McADAM, IN THE VILLAGES OF DOBBS FERRY & HASTINGS - ON - HUDSON", MADE BY WARD CARPENTER & SON, CIVIL ENGINEERS & SURVEYORS, DATED APRIL 1909, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE REGISTERS OFFICE OF WESTCHESTER COUNTY ON NOVEMBER 16, 1909 IN VOLUME 30 AT PAGE 23. SAID PREMISES ALSO DESCRIBED IN DEED RECORDED IN LIBER 12281, PAGE 330.
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

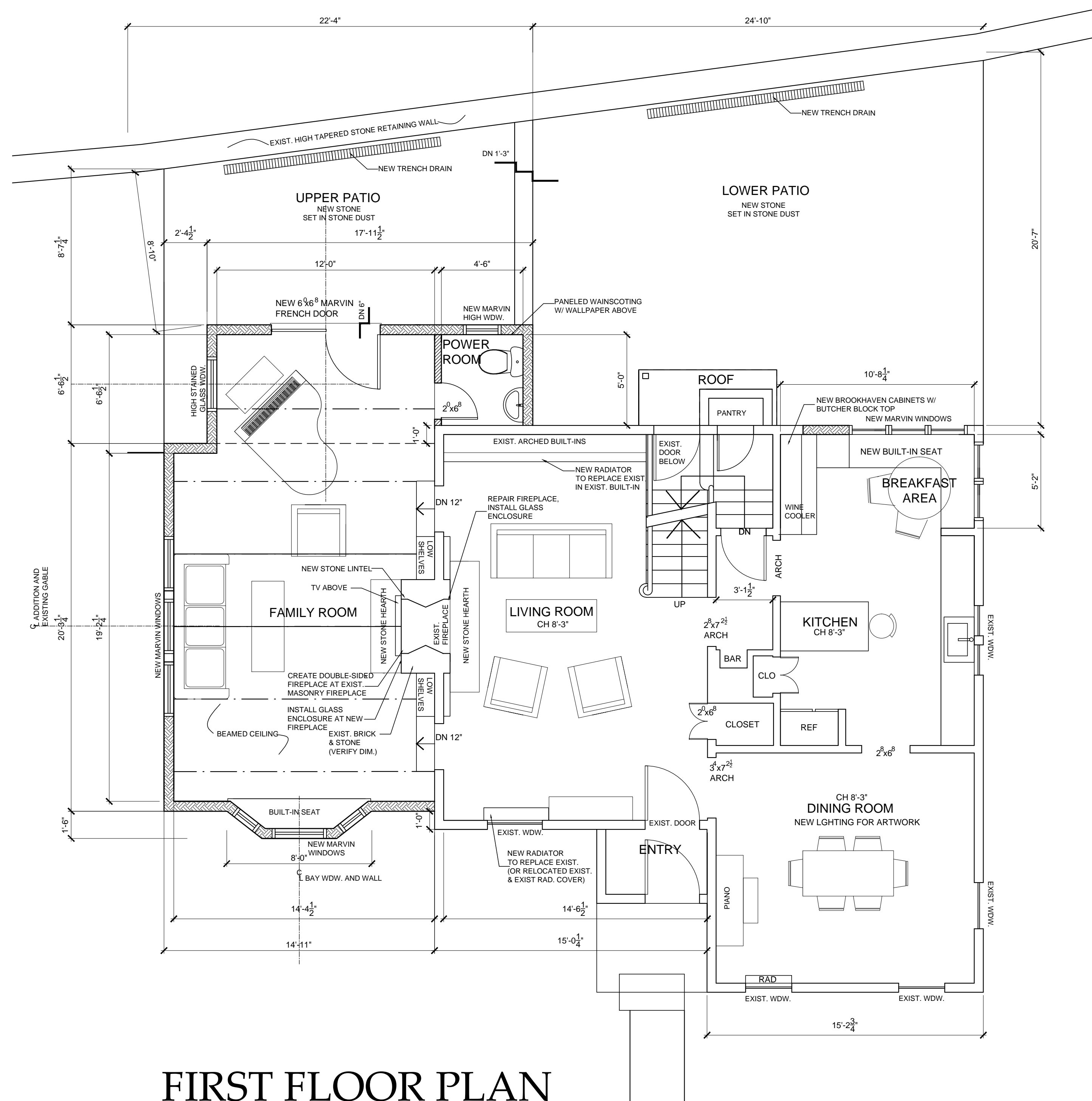
PREPARED FOR: DAVID B. BOWEN & BENNETT RINK



Link
Land Surveyors P.C.
 21 Clark Place, Suite 1-B Phone 845-628-5857
 Mahopac N.Y. 10541 Fax 845-621-0013

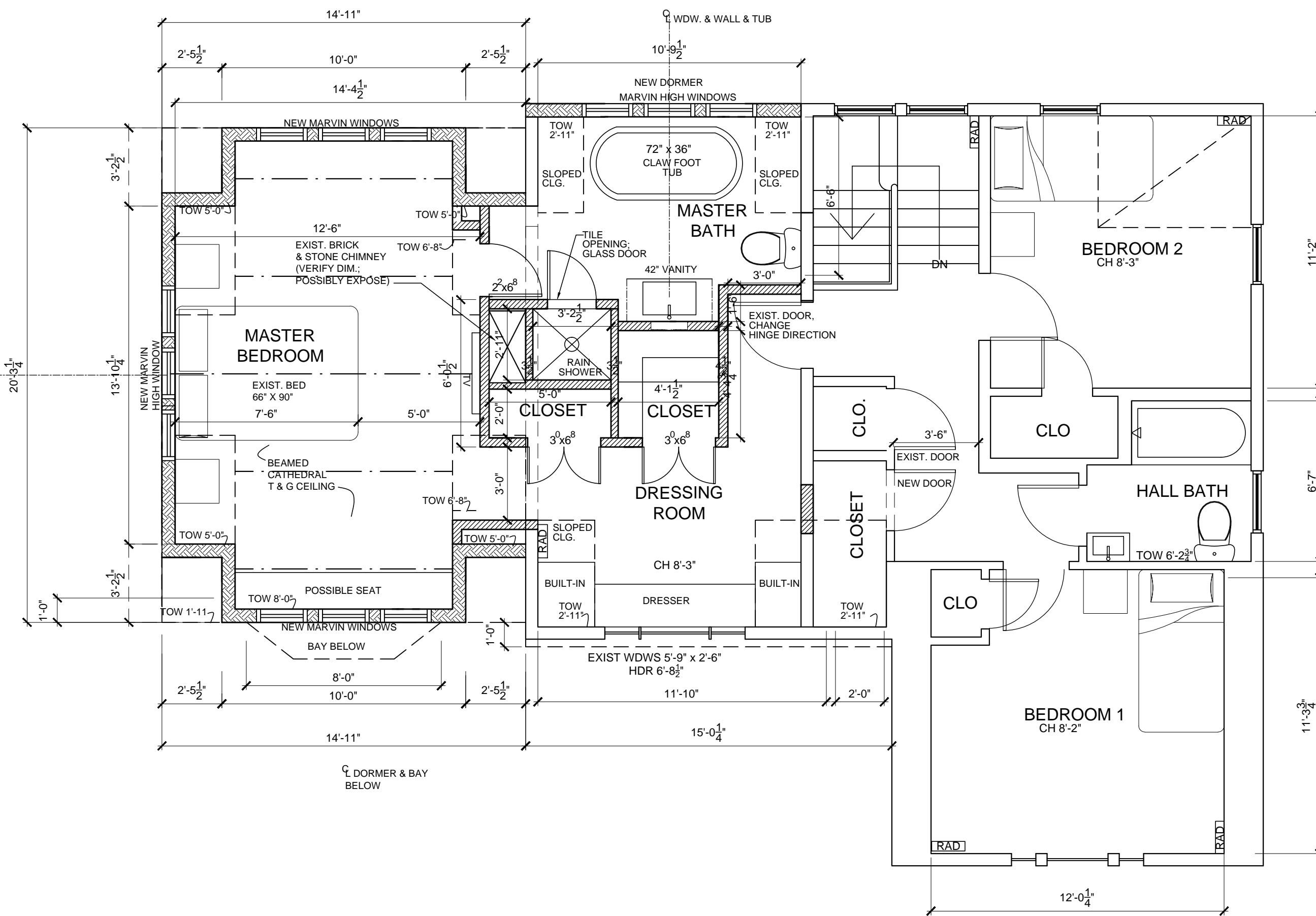
ERIK J. LINK
 NEW YORK STATE LICENSED
 LAND SURVEYOR NO. 050542

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FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

BOWEN-RINK RESIDENCE
 1 FLOWER AVENUE
 HASTINGS-ON-HUDSON, NY 10562

CHRISTINA GRIFFIN ARCHITECT PC
 10 Spring Street
 Hastings-on-Hudson, New York 10706
 914.478.0799 tel | 914.478.0806 fax
 www.christinagriffinarchitect.com

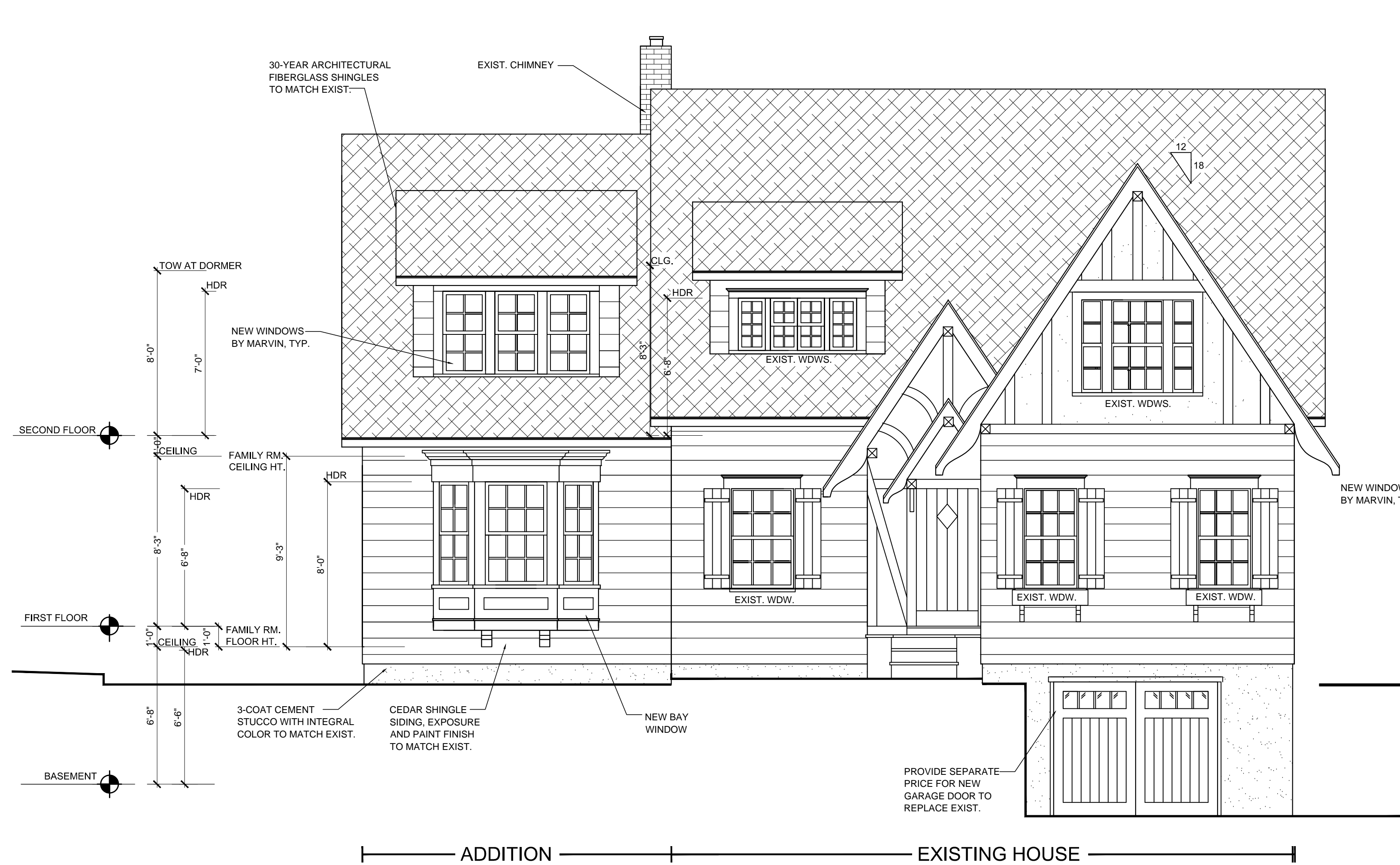
Date: _____
 DESIGN DRAWINGS 7-22-15
 DESIGN DRAWINGS 7-30-15
 ZONING BOARD SUBMISSION 9-11-15

Drawing Title:
 FLOOR PLANS

Scale:
 AS SHOWN



A-1



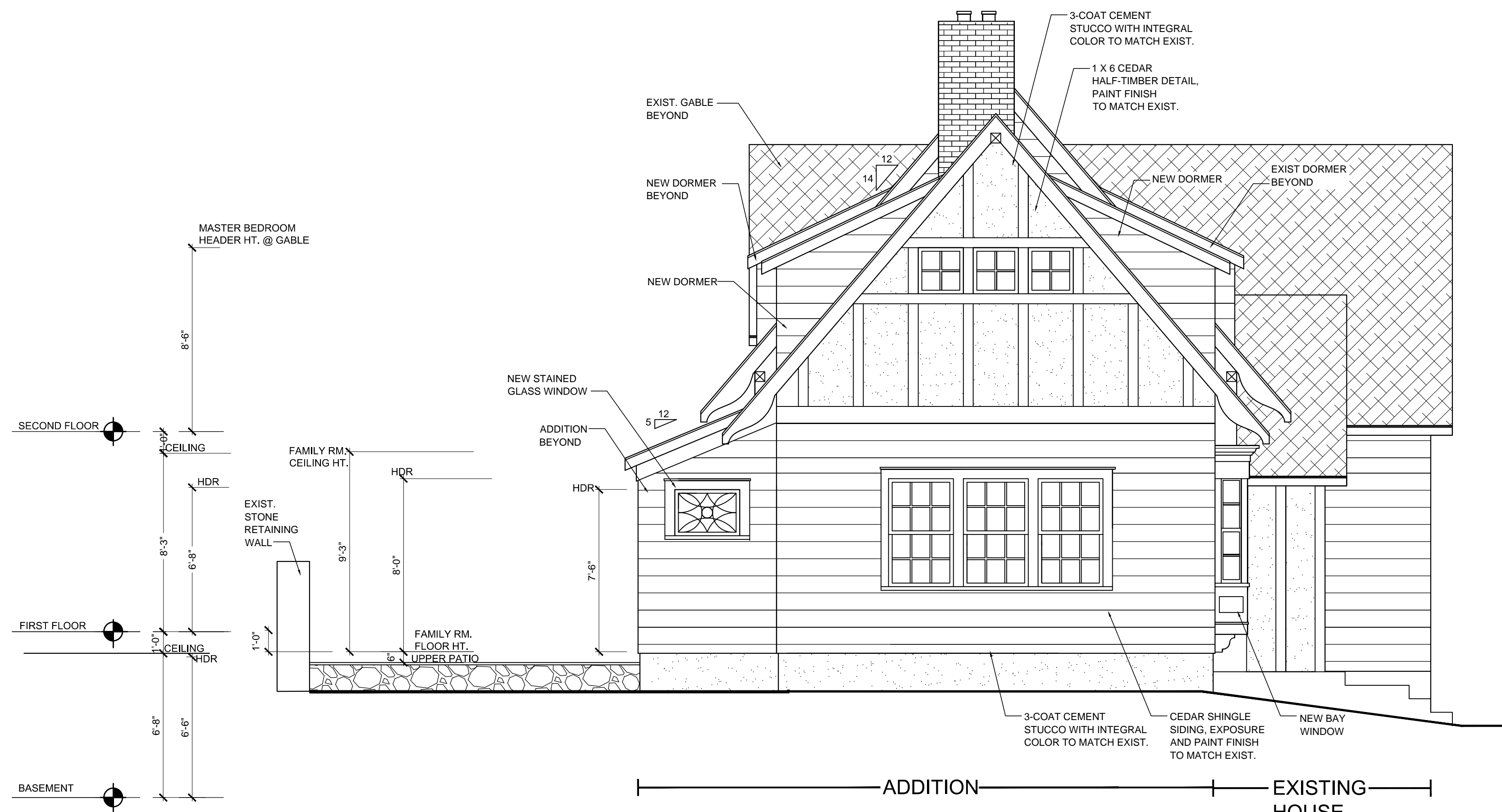
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

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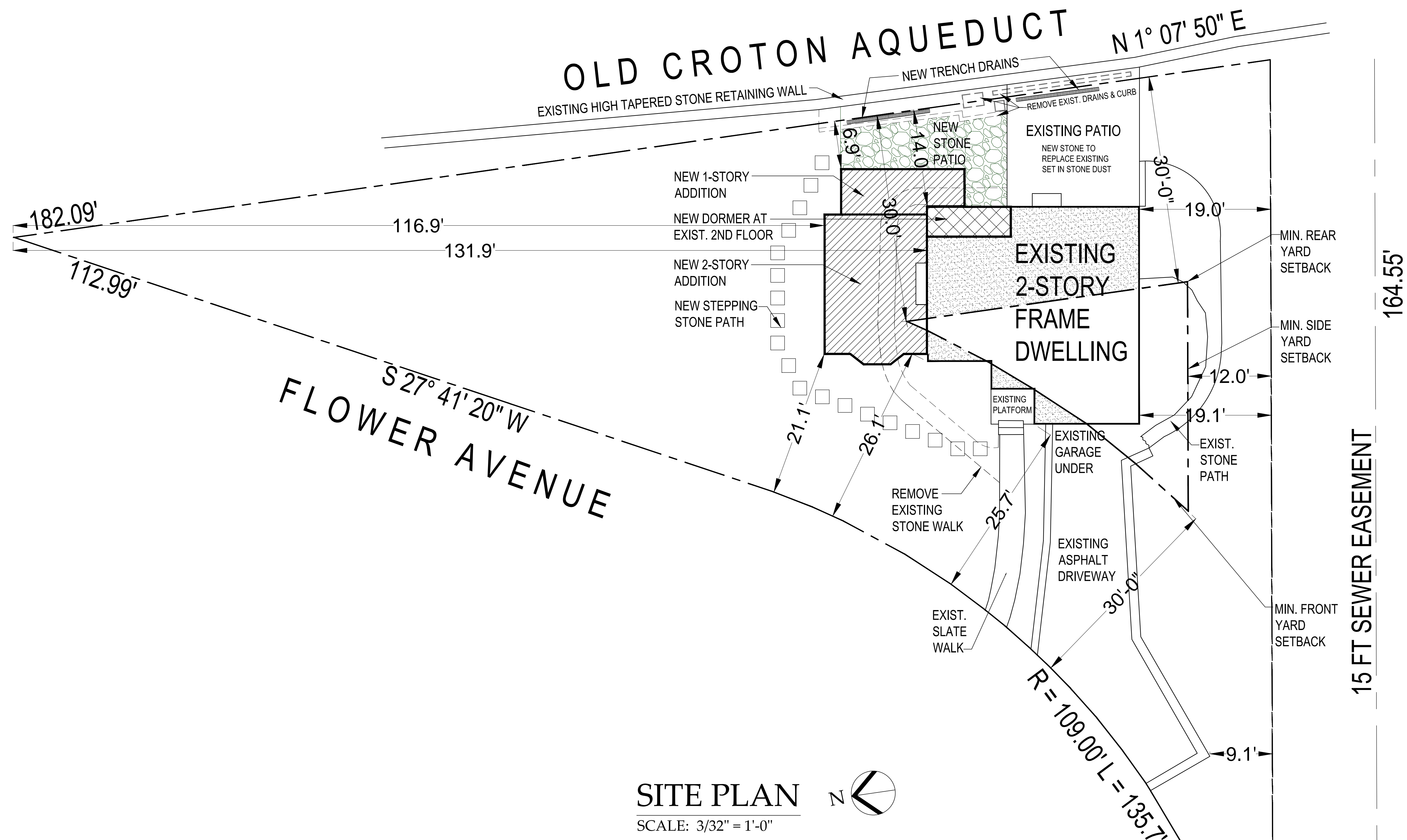
Date: DESIGN DRAWINGS: 7-22-15
 ZONING BOARD SUBMISSION 9-11-15

Drawing Title: ELEVATIONS

Scale: AS SHOWN



A-2



BOWEN-RINK RESIDENCE
 1 FLOWER AVENUE
 HASTINGS-ON-HUDSON, NY 10562

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 10 Spring Street
 Hastings-on-Hudson, New York 10706
 914.478.0799 tel 914.478.0806 fax
 www.christinagriffinarchitect.com

Date: _____
 Design Title: _____
 SITE PLAN
 ZONING BOARD SUBMISSION 9-11-15
 Scale: AS SHOWN

S-1

TABLE OF ZONING DATA		1 FLOWER AVENUE SECTION: 4.20 BLOCK: 9 LOT: 5		ZONING DISTRICT: R-10	
	REQUIRED	EXISTING	PROPOSED		
MIN. LOT SIZE	10,000 SF	8,949 SF	8,949 SF		
WIDTH AT FRONT OF BLDG.	100 FT	249 FT	249 FT		
BUILDING COVERAGE	25 %	10 % (895 SF)	14.6% (1,308 SF)		
DEVELOPMENT COVERAGE (ALL STRUCTURES, DRIVEWAYS, IMPERVIOUS SURFACES)	35 %	27 % (2,418 SF)	34% (3,043 SF)		
MIN. FRONT YARD	30 FT	25.7 FT	21.1 FT	REQUIRES VARIANCE	
MIN. REAR YARD	30 FT	14.0 FT	6.9 FT	REQUIRES VARIANCE	
MIN. SIDE 1 YARD	12 FT	19.0 FT	19.0 FT		
MIN. SIDE 2 YARD	18 FT	131.9 FT	116.9 FT		
MIN. 2 SIDE YARDS	30 FT	150.9 FT	135.9 FT		
MAXIMUM HEIGHT	35 FT / 2.5 STORIES	35 FT / 2 STORIES	35 FT / 2 STORIES		

COVERAGE CALCULATIONS		
	EXIST.	NEW
LOT AREA	8,949 SF / 0.2054 AC	
BUILDING	895 SF / 10%	1,308 SF / 14.6%
PATIO	319 SF	604 SF
STEPS & WALKS	490 SF	417 SF
WALLS	109 SF	109 SF
DRIVEWAY (TOTAL)	605 SF	605 SF
TOTAL DEVELOPMENT COVERAGE (ALL BLDG., STRUCTURES, DRIVEWAY, IMPERVIOUS SURFACES)	2,418 SF / 27%	3,043 SF / 34%

LOCATION MAP

SITE PLAN LEGEND

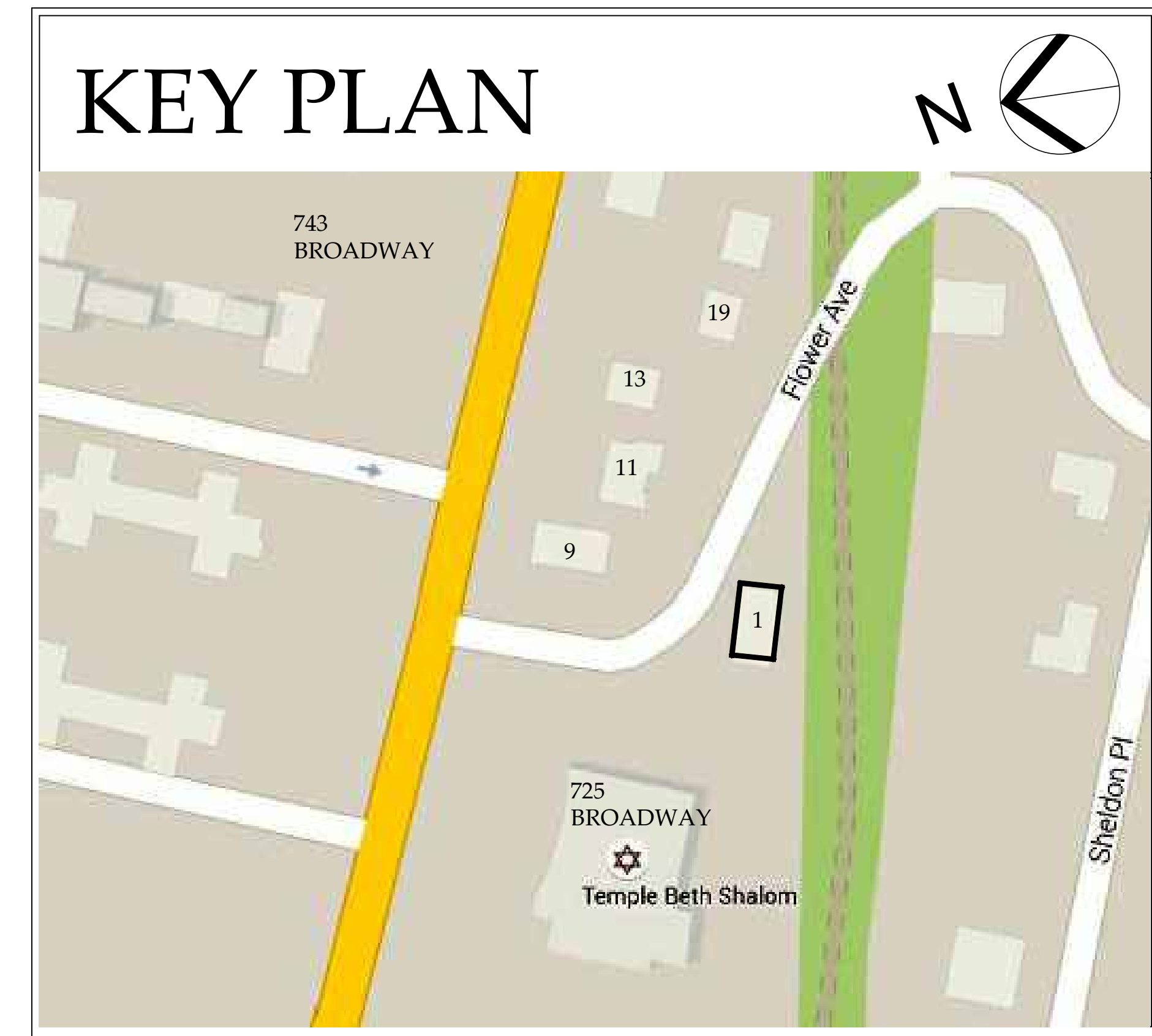
- EXISTING NON-CONFORMING BUILDING
- PROPOSED NON-CONFORMING CONSTRUCTION
- CONTINUATION OF NON-CONFORMITY

164.55'
 15 FT SEWER EASEMENT
 S 80° 58' 30" E



VIEWS OF EXISTING HOUSE at 95 KENT AVENUE

SCALE: N.T.S.



BOWEN-RINK RESIDENCE
 1 FLOWER AVENUE
 HASTINGS-ON-HUDSON, NY 10562



9 FLOWER AVENUE

11 FLOWER AVENUE

13 FLOWER AVENUE

19 FLOWER AVENUE

NEIGHBORING PROPERTIES on FLOWER AVENUE

SCALE: N.T.S.



725 BROADWAY

743 BROADWAY

NEIGHBORING PROPERTIES on BROADWAY

SCALE: N.T.S.

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Date: _____
 DESIGN DRAWINGS 7-22-15
 ZONING BOARD SUBMISSION 8-11-15

Drawing Title: _____
 SITE PLAN

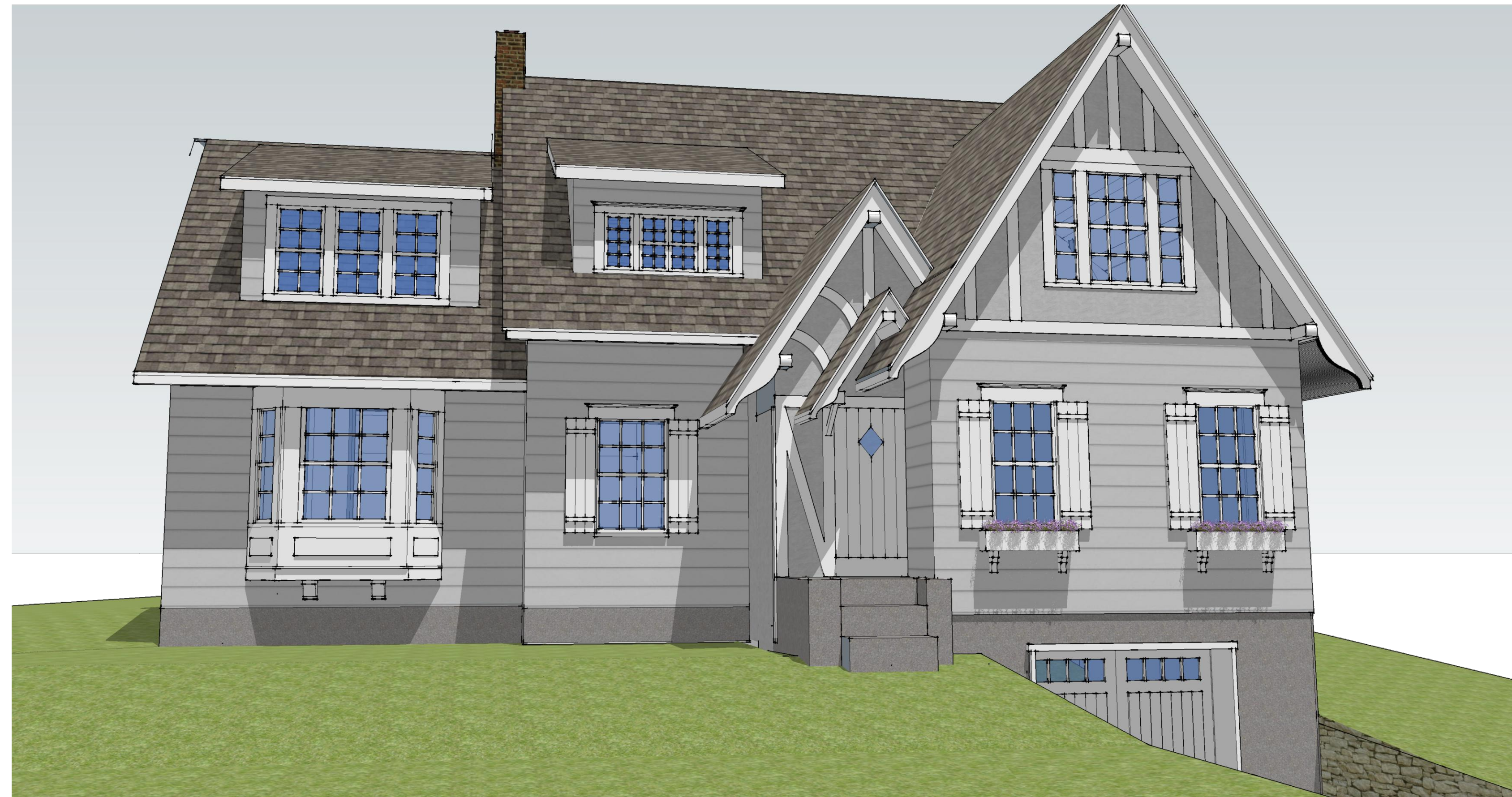
Scale: _____
 AS SHOWN

BOWEN-RINK RESIDENCE

1 FLOWER AVENUE, HASTINGS-ON-HUDSON, NY 10706

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



GENERAL NOTES

- These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- All construction shall comply fully with the Residential Code of NYS, existing building code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires
- All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
- All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
- Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
- Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
- The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
- The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
- New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
- All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
- Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for

approval before releasing any order for fabrication and/or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.

27. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.

28. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following:

- Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
- Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
- Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
- Final cleaning of all chrome and aluminum metal work.

e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.

29. Finish materials and paint colors shall be reviewed and approved by the homeowner.

30. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

Energy Notes R-Values & U-Factors
 NYS Energy Code
 Climate Zone 4

	Required	Proposed
Ceiling	R-38	R-38
Wall	R-13	R-18
Glazing	0.35	0.32
Floor	R-19	R-30

Design Criteria:
 5750 Degree Days
 15% Maximum Glazing

Certification
 I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2010 Residential Code of New York State, and the 2010 New York State Energy Conservation Construction code.

Christina Griffin

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR b	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4	0.35	0.60	38	13
MASS WALL R-VALUE (g)	FLOOR R-VALUE	BASEMENT (c) WALL R-VALUE	SLAB R-VALUE & DEPTH (d)	CRAWL SPACE (e) WALL R-VALUE
5/10 (g)	19	10/13 (c)	10, 2FT (d)	10/13 (e)

- R-VALUE ARE MINIMUMS. U-FACTORS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY.
- THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS.
- THE FIRST R-VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENTS.
- R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE EXTERIOR OF THE MASS WALL.

DESIGN REQUIREMENTS for the 2010 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				
			WEATHERING	FROST LINE DEPTH	TERMITE	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
20 psf	100-110	C	severe	42" min	medium to heavy	yes	NO

DATES

ZONING BOARD SUBMISSION 9-11-15

LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS,
S-1	SITE PLAN, ZONING COMPLIANCE
S-2	LOCATION MAP, VIEW OF PROPERTY, VIEW OF NEIGHBORING PROPERTIES
A-1	FIRST & SECOND FLOOR PLANS
A-2	EXTERIOR ELEVATIONS