

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



Case number: Date of application: NOVEMBER 11, 2015

Property owner: ANGUS CHEN and MEGAN FOLEY
 Property address: 21 ELM PLACE
 Name all streets on which the property is located:
 Sheet: 4.40 Block: 35 Lot/Parcel: 11 Zoning District: R-7.5

Applicant: EVA BOUHASSIRA ARCHITECT PC
 Standing of applicant if not owner: ARCHITECT
 Address: 50 HAMILTON AVE. HASTINGS-ON-HUDSON NY
 Daytime phone number: 914-478-1223 Fax number: 866-290-9786
 E-mail address: Eva.Bouhassira.Architect@gmail.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*
295-69.	F(1)(c) SIDE #2 8'	2.7'	2.2'
295-69.	F(2)(a)(1) 30%	35.18%	40%
295-69.	F(2)(a)(2) 40%	57.46%	57.04%
.....
.....
.....

*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	25'	11.5'	n/a
REAR	25'	38.6'	31'
SIDE ONE	12'	11'-10"	19'-7"
SIDE TWO	8'	2.7'	2.2'
TOTAL OF TWO SIDES	20'	14.5'	21.9'

YARD SETBACKS
 (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR	8'	1 1/4"	
SIDE	8'	1.5'	

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	3	2
FEET	35'	38.9'	30'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7,500	5,000	
BLDG. COVERAGE / % OF LOT AREA	30%	35.18%	40%
DEVELOPMENT COVERAGE / % OF LOT AREA	40%	57.46%	57.04%

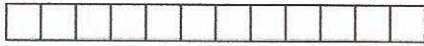
*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	SINGLE FAM.	SINGLE FAM.	SINGLE FAM.

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

EVA BOUHASSIRA
ARCHITECT P C



50 HAMILTON AVENUE HASTINGS-ON-HUDSON NY10706
Eva@EvaBouhassiraArchitect.com PH 914-478-1223 FAX 866-290-9786

November 11, 2015

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

Re:

Chen Foley Residence
21 Elm Place

The original house located at 21 Elm Place was built in the year 1908. It is a colonial home with some Victorian details, such as a wraparound porch and stained glass windows.

It is apparent when looking at the house from the back that some parts were added more recently; the first floor may have had a one story back porch, which might have been enclosed, and a second story enclosure was built on top of its roof. The later provenance is obvious not only from the form and detail, but also from the fact that the floors are not level with the second floor. The added space which serves as a bathroom extension, laundry and quasi-terrace has plumbing that freezes in the winter and walls and windows that are of three-season quality. Therefore, the first step in improving the house is removal of these add-ons and replacing them with a well-built building envelope that is energy efficient and congruent with the original house.

The first floor has a living and dining room which are sized typically for a 100-year-old house, and they are modest in size. Unfortunately, the kitchen is situated in a small and narrow space, separated from the rest of the house as well as from the outside views. It lacks counter space and storage capacity, even if supplemented by a disjointed butler's pantry.

A kitchen today is a center of family life. In a large family, cooking, eating, homework and family time often all happen in or near the kitchen space. The goal of the first floor extension is to create a more open kitchen, with an easy flow towards the dining room as well as the backyard. The proposed plan builds on the existing footprint of the house.

The house currently has three bedrooms, one of them very small, on the second floor, together with a sewing room and a single bathroom. The family includes three small children and a grandmother. The current bedrooms are not functional for four people. Therefore, the objective of the added space on the second floor is to have four comfortably sized bedrooms and two bathrooms. The parents have a master bedroom in the finished attic space.

From the zoning point of view, the house is currently non-compliant and grandfathered in several aspects: coverage, front and side setbacks. Once the addition is accounted for, the noncompliance is slightly increased (though decreased in the case of developmental coverage).

Elm Place is part of a distinct Hastings neighborhood composed of about four blocks, between Villard and Zinsser Park, Broadway and the aqueduct. This mini-neighborhood is remarkable for having very consistent, village style housing. Even if few exceptions exist, on the whole, the neighborhood consists of three-story colonial homes, on narrow lots, with small front yards and narrow side yards. Many homes are large and many have been extended and added to in the past. 21 Elm Street is currently in the small to medium range relative to other homes. Once the proposed space is included, it is still only a medium-sized house in this area.

To illustrate the point that the newly enlarged house will not be out of scale and character with the neighborhood, we are including a detailed map of a Google satellite photo, as well as few pictures of the similar and larger houses in the vicinity.

Thank you for your review, time and consideration,
Respectfully submitted,

Eva Klein Bouhassira, RA





SCALE 1" = 20'

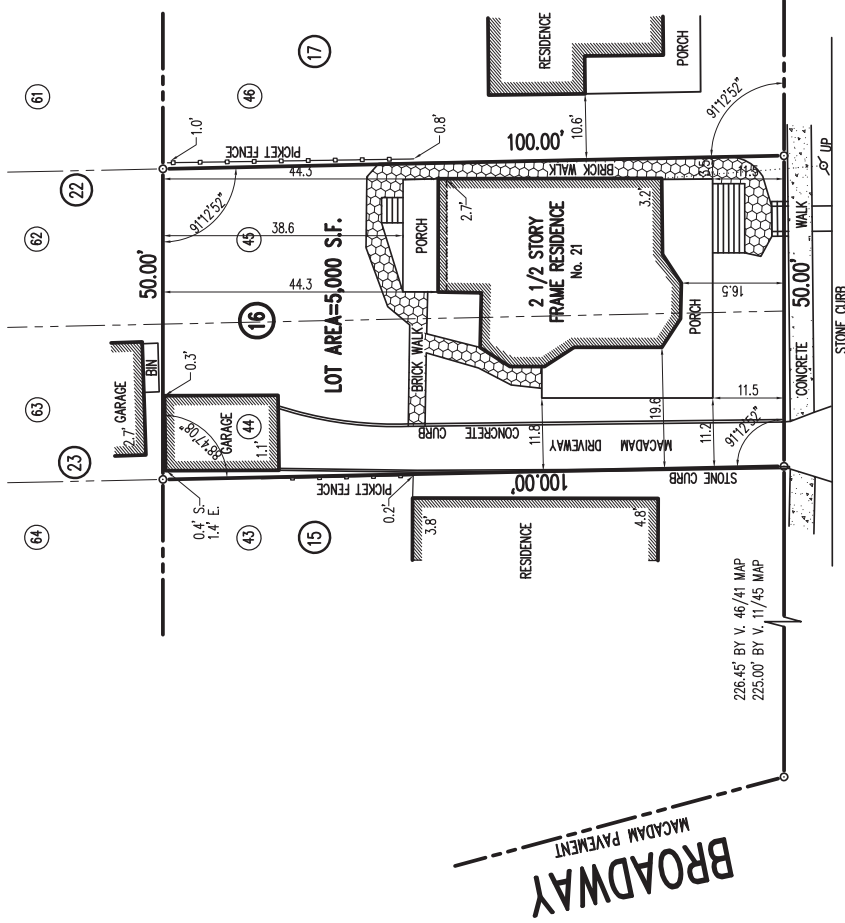
SURVEY OF LOT 16 BLOCK 2

AS SHOWN ON AMENDED MAP, SEC. "A", OF
MINTURN PARK
LAND BELONGING TO W. TOMPKINS

SITUATED IN THE VILLAGE OF HASTINGS ON THE HUDSON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

SAID AMENDED MAP FILED AS VOL. 46, PG. 41 ON NOVEMBER 24, 1916.

NOTE: PROPERTY ALSO SHOWN AS LOTS 44 & 45
ON ORIGINAL MAP, MINTURN PARK, VOL. 11, PG. 45.



ELM PLACE

I, PAUL J. PETRETTI, P.E., THE SURVEYOR WHO MADE THIS MAP
DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN
HEREON IS BASED ON A FIELD SURVEY COMPLETED ON APRIL 4, 2008.
MAP COMPLETED ON APRIL 8, 2008.
OFFSETS ADDED ON MARCH 16, 2015.

ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBSECTION 2.
ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

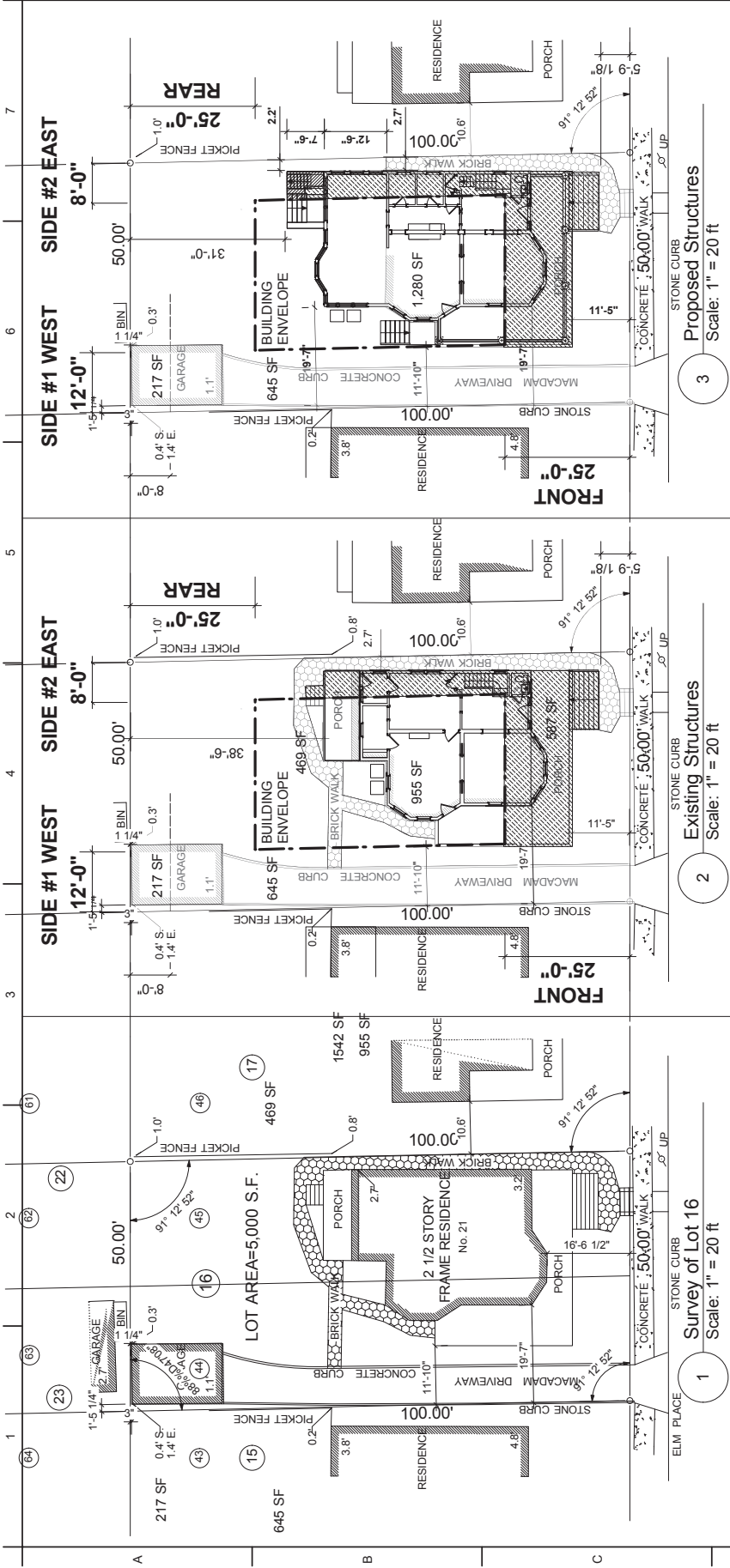
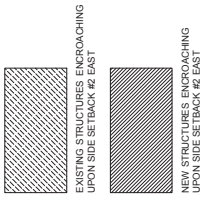
ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PAUL J. PETRETTI
CIVIL ENGINEER AND LAND SURVEYOR
CPSWQ / CPESC

30 GUILD AVENUE, DOBBS FERRY, NEW YORK 10522
PLACE ONE INCH WITH THE ELIM PLACE ON THE SURVEY OF LOT 16

MACADAM DRIVE, VOL. 46, PG. 41, NOVEMBER 24, 1916

DRAWN BY: VICTOR M. PUERTA



1 Survey of Lot 16
Scale: 1" = 20 ft

2 Existing Structures
Scale: 1" = 20 ft

3 Proposed Structures
Scale: 1" = 20 ft



ZONING ANALYSIS
21 ELM PLACE
ZONE R-7.5 Chapter 295 Article 16 District Use and Area Regulation

ZONING RULE	DESCRIPTION	CODE REQUIREMENT	COMPLIANCE	EXISTING	PROPOSED	NOTES
295-69.1	Lot size and width	75 ft width	no	50 ft	N/A	
295-69.1(1)(B)	Front yard	25 ft	no	13.5 ft	N/A	
295-69.1(1)(C)	Rear yard	25 ft	yes	38.6 ft	31 ft	
295-69.1(1)(D)	Accessory rear	8 ft	no	1.25 inches	unchanged	
295-69.1(1)(E)	Side yard #1 West	12 ft	no	11.5 ft	15.7 ft	
295-69.1(1)(F)	Side yard #2 East	8 ft	no	2.7 ft	2.7 ft	
295-69.1(1)(G)	Accessory side	8 ft	no	3.5 ft	unchanged	
295-69.1(1)(H)	Setback	2.17/2.67 ft	no	3.16 ft	3.16 ft	
295-69.1(1)(I)	Setback	15.7/12 ft	yes	12 ft	2 story addition	
295-69.1(2)(a)(1)	Building coverage	50% of lot	no	35.38%	40% maximum	
295-69.1(2)(a)(2)	house	1,200 sq ft	no	965 sq ft	1,200 sq ft	
295-69.1(2)(a)(3)	front and rear porch	500 sq ft	no	587 sq ft	500 sq ft	
295-69.1(2)(a)(4)	garage	2,700 sq ft	no	1,795 sq ft	2,700 sq ft	
295-69.1(2)(b)(1)	Development coverage	40% of lot	no	37.46%	57.00% maximum	
295-69.1(2)(b)(2)	driveway	2,000 sq ft	no	645 sq ft	845 sq ft	
295-69.1(2)(b)(3)	brick walks	200 sq ft	no	469 sq ft	200 sq ft	
295-69.1(2)(b)(4)	brick walks	2,200 sq ft	no	2,297 sq ft	2,200 sq ft	



CHEN FOLEY
RESIDENCE
21 ELM PLACE
HASTINGS ON HUDSON NY 10706

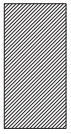
EVA BOUHASSIRA
ARCHITECT P.C.
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

No.	Date	Revised For	Revised Notes
1	11/17/2015	Existing Conditions	
2	11/11/2016	Revised for 200' Radius	

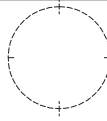
Site Plan Notes	
Project No.	145014
Client	BBHUBER
Scale	A-000.00
Date	11/17/2015
File Name	Site Plan
Page No.	2 of 2



EXISTING STRUCTURES ENCROACHING UPON SIDE SETBACK #2 EAST



NEW STRUCTURES ENCROACHING UPON SIDE SETBACK #2 EAST



CHEN FOLEY RESIDENCE

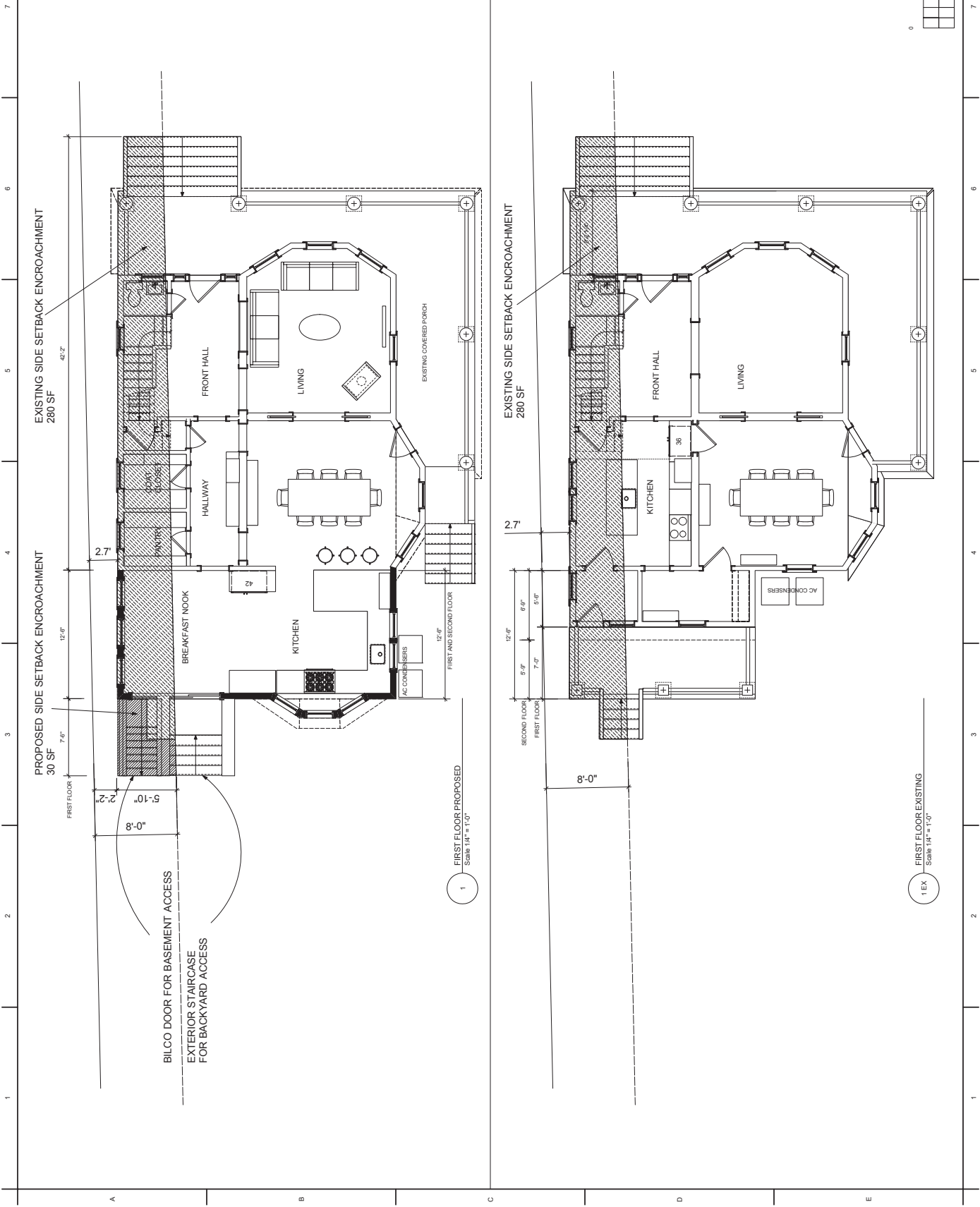
21 ELM PLACE
HASTINGS ON HUDSON NY 10706

EVA BOUHASSIRA ARCHITECT P.C.
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

NO.	DATE	REVISIONS
1	11/12/15	ISSUE FOR PERMITS
2	11/12/15	REVISION #1
3	12/14/15	REVISION #2

FIRST FLOOR

PROJECT NO.	160314
DATE	11/12/15
SCALE	AS SHOWN
PROJECT	A-001.00
DATE	11/12/15
SCALE	1" = 1'-0"
PROJECT	7 sheets

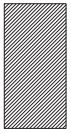


1 FIRST FLOOR PROPOSED
Scale 1/4" = 1'-0"

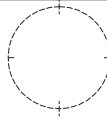
1 EX FIRST FLOOR EXISTING
Scale 1/4" = 1'-0"



EXISTING STRUCTURES ENCROACHING UPON SIDE SETBACK #2 EAST



NEW STRUCTURES ENCROACHING UPON SIDE SETBACK #2 EAST



CHEN FOLEY RESIDENCE

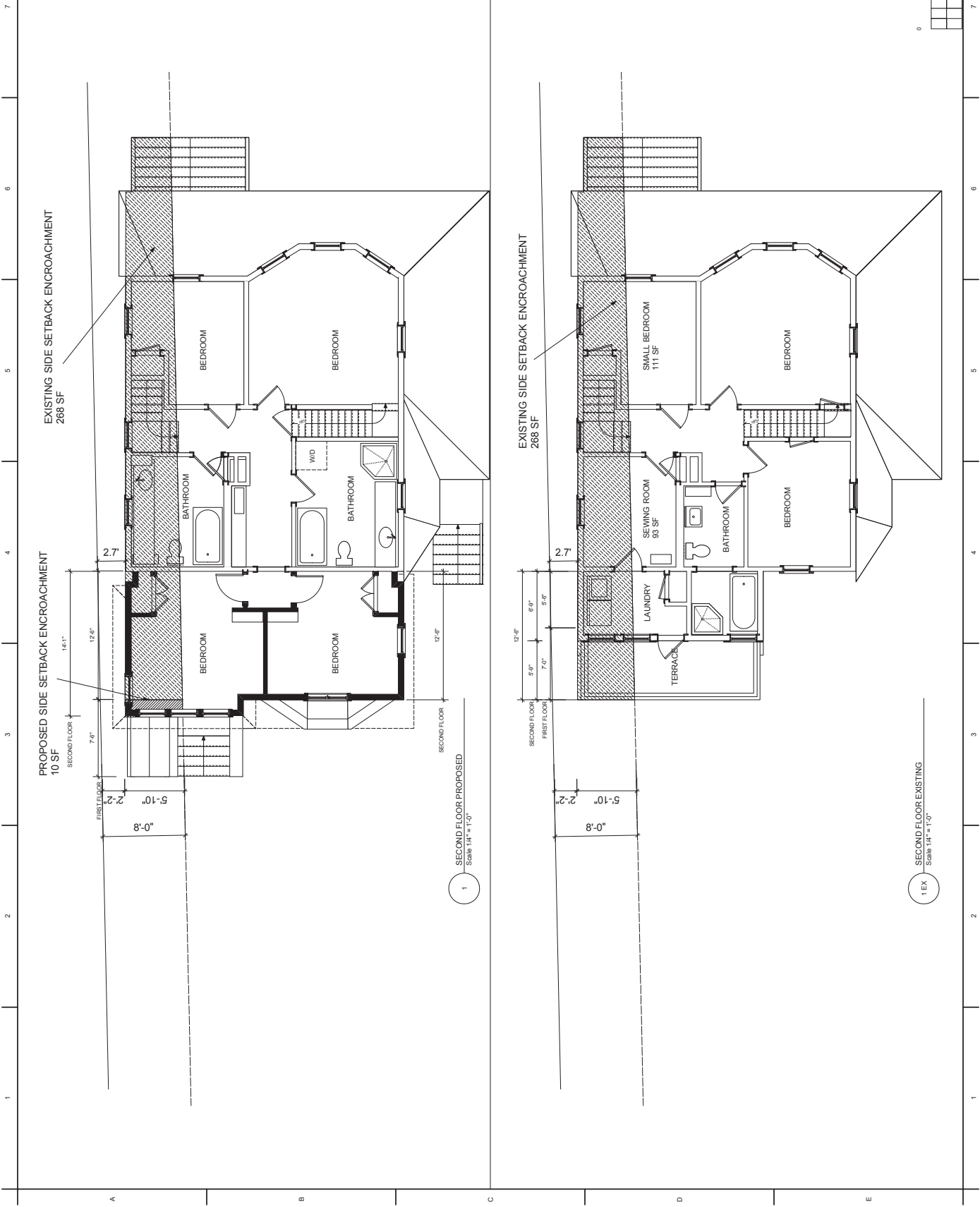
21 ELM PLACE
HASTINGS ON HUDSON NY 10706

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914-478-1223

NO.	DATE	ISSUE NOTES
1	11/12/15	REVISION TO 2015 PER NEW
2	11/12/15	REVISION TO 2015 PER NEW
3	11/12/15	REVISION TO 2015 PER NEW
4	11/12/15	REVISION TO 2015 PER NEW
5	11/12/15	REVISION TO 2015 PER NEW
6	11/12/15	REVISION TO 2015 PER NEW
7	11/12/15	REVISION TO 2015 PER NEW

SECOND FLOOR FLOOR PLANS

PROJECT NO.	160314
DATE	AS NOTED
SCALE	A-002.00
DATE	11/12/15
SCALE	1/4" = 1'-0"
DATE	11/12/15
SCALE	1/4" = 1'-0"



LEGEND
EXTERIOR WALL FINISH
 Match existing clapboard and shingle
EXTERIOR TRIM
 Match existing

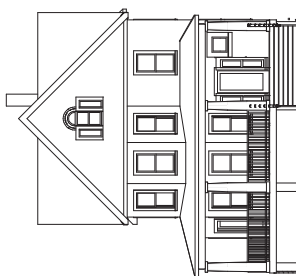


1 NORTH ELEVATION EXISTING
 Scale: 1/4" = 1'-0"

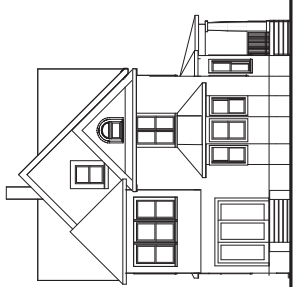
BACKYARD VIEWS



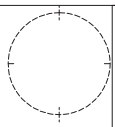
FRONT VIEWS ELM PLACE



3 SOUTH ELEVATION FRONT
 Scale: 1/4" = 1'-0"



1 NORTH ELEVATION PROPOSED
 Scale: 1/4" = 1'-0"



CHEN FOLEY
RESIDENCE
 21 ELM PLACE
 HASTINGS ON HUDSON NY 10706

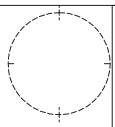
EVA BOUHASSIRA
ARCHITECT P C
 50 HAMILTON AVENUE
 HASTINGS-ON-HUDSON NY 10706
 914-478-1223

Project No.	11112015
Client	Chen Foley
Architect	EVA BOUHASSIRA ARCHITECT P C
Date	11/11/2015
Scale	1/4" = 1'-0"
Sheet No.	7

PROPOSED
ELEVATIONS
NORTH SOUTH

Project No.	11112015
Client	Chen Foley
Architect	EVA BOUHASSIRA ARCHITECT P C
Date	11/11/2015
Scale	1/4" = 1'-0"
Sheet No.	7

LEGEND
EXTERIOR WALL FINISH
 Match existing clapboard and shingle
EXTERIOR TRIM
 Match existing



CHEN FOLEY
RESIDENCE
 21 ELM PLACE
 HASTINGS ON HUDSON NY 10706

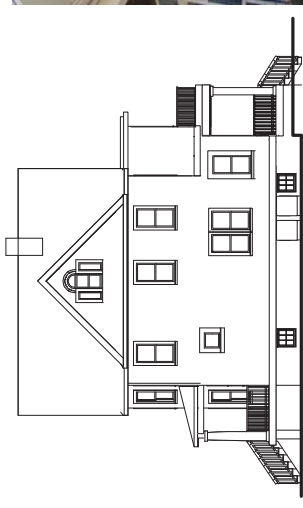
EVA BOUHASSIRA
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 914-478-1223

NO.	DATE	ISSUE NOTES
1	11/12/15	Issue for 20% Review
2	11/12/15	Issue for 35% Review
3	11/12/15	Issue for 60% Review
4	11/12/15	Issue for 75% Review
5	11/12/15	Issue for 90% Review
6	11/12/15	Issue for 100% Review
7	11/12/15	Issue for 100% Review

PROJECT NO.	140314
DATE	11/12/15
SCALE	AS SHOWN
PROJECT	CHEN FOLEY RESIDENCE
CLIENT	CHEN FOLEY
ARCHITECT	EVA BOUHASSIRA ARCHITECT P C
ADDRESS	21 ELM PLACE HASTINGS ON HUDSON NY 10706
PHONE	914-478-1223
FAX	
EMAIL	
PROJECT MANAGER	
DESIGNER	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
ADDRESS	
PHONE	
FAX	
EMAIL	

1 2 3 4 5 6 7

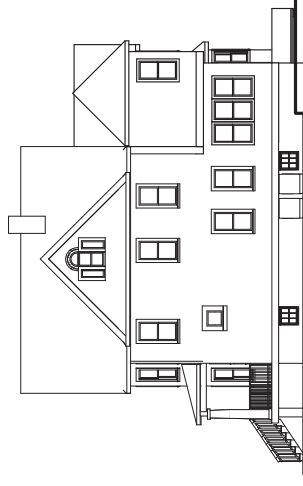
REMOVE EXISTING TWO-STORY



3 EAST ELEVATION EXISTING
 Scale 1/4" = 1'-0"

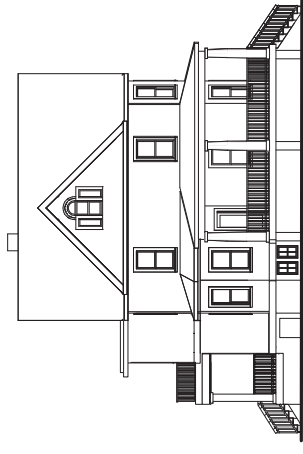
SIDE VIEWS EAST

ADD NEW TWO-STORY



4 EAST ELEVATION PROPOSED
 Scale 1/4" = 1'-0"

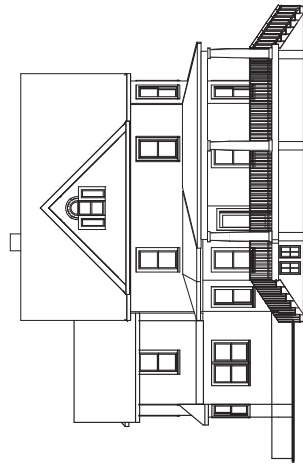
REMOVE EXISTING TWO-STORY



1 WEST ELEVATION EXISTING
 Scale 1/4" = 1'-0"

SIDE VIEWS WEST

ADD NEW TWO-STORY



2 WEST ELEVATION PROPOSED
 Scale 1/4" = 1'-0"

1 2 3 4 5 6 7



A

B

C

D

E

