

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: MICHAEL FULLER
 Property address: 25 CIRCLE DRIVE
 Name all streets on which the property is located: CIRCLE DRIVE / CHESTNUT DRIVE
 Sheet: 4.40 Block: 41 Lot/Parcel: 10 Zoning District: R-10

Applicant: MICHAEL FULLER
 Standing of applicant if not owner:
 Address: 25 CIRCLE DRIVE
 Daytime phone number: 914 439 2198 Fax number: 914 478 4313
 E-mail address: michaelfuller@mfd.s.net

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>295-68F.1c</u>	<u>CORNER LOT SIDE YARD min 30.0 ft</u>	<u>44 ft</u>	<u>44 ft</u>
<u>295-55A</u>	<u>PROHIBITION AGAINST EXTENSION OF NONCOMPLIANCE</u>		
<u>295-20F</u>	<u>SIDE YARD CORNER LOT NOT LESS THAN REQUIRED FRONT</u>	<u>16 ft</u>	<u>16 ft</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	30'	44.0'	44.0'
REAR	30'	41.6'	
SIDE ONE	30'	16.0'	16.0'
SIDE TWO	12'	44.0'	
TOTAL OF TWO SIDES	30'	48.4'	

YARD SETBACKS
 (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	3	2
FEET	35	32.4	19.5'

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA		14,298.75 sq ft	14,298.75 sq ft
BLDG. COVERAGE / % OF LOT AREA	25%	16.97%	16.97%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	23.37%	23.37%

*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

** 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
6/22/1996	CASE NO. 19-96 INSUFFICIENT FRONT YARD SETBACK CORNER LOT	BLDG PERMIT No. 2376 APPROVED	8/2/96

- 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 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 20th day
 of May, 2015

Mary Ellen Ballantine
 Notary Public



[Signature]
 Applicant

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 : MICHAEL FULLER, being duly sworn, deposes and says that
he/she resides at 25 CIRCLE DRIVE 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 4.40 Block 41 and Lot 10 of the tax map, and that
he/she hereby authorized VOYTEK T. OKTAWIEC AIA 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 20th DAY
OF May 2015




Notary Public

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.

Possession not indicated.

Eliot Senor, L.S. NYS LIC No. 049622

Copies of this survey map not bearing seal shall not be considered to be a true and correct copy of the original map of Gabriel E. Senor, P.C., 1999 ALL RIGHTS RESERVED

A copy of this deed was was not
 A copy of the title report was was

Surface elevations and underground appurtenances not shown are not guaranteed.

Unauthorized alteration or additions to this map of section 7209 sub-section 2, of the New York State Real Property Law, shall be void.

NOT FOR TITLE TRANSFER

AS THE PROPE
 CURRENTLY EX

AS-BUILT SURVEY

LOTS 34, 35, 36 & 37

AS SHOWN ON "SUBDIVISION MAP OF PLOT BLOCK 18 - MAP No 4

RIVER VIEW MANOR

PROPERTY OF HASTINGS HOMES

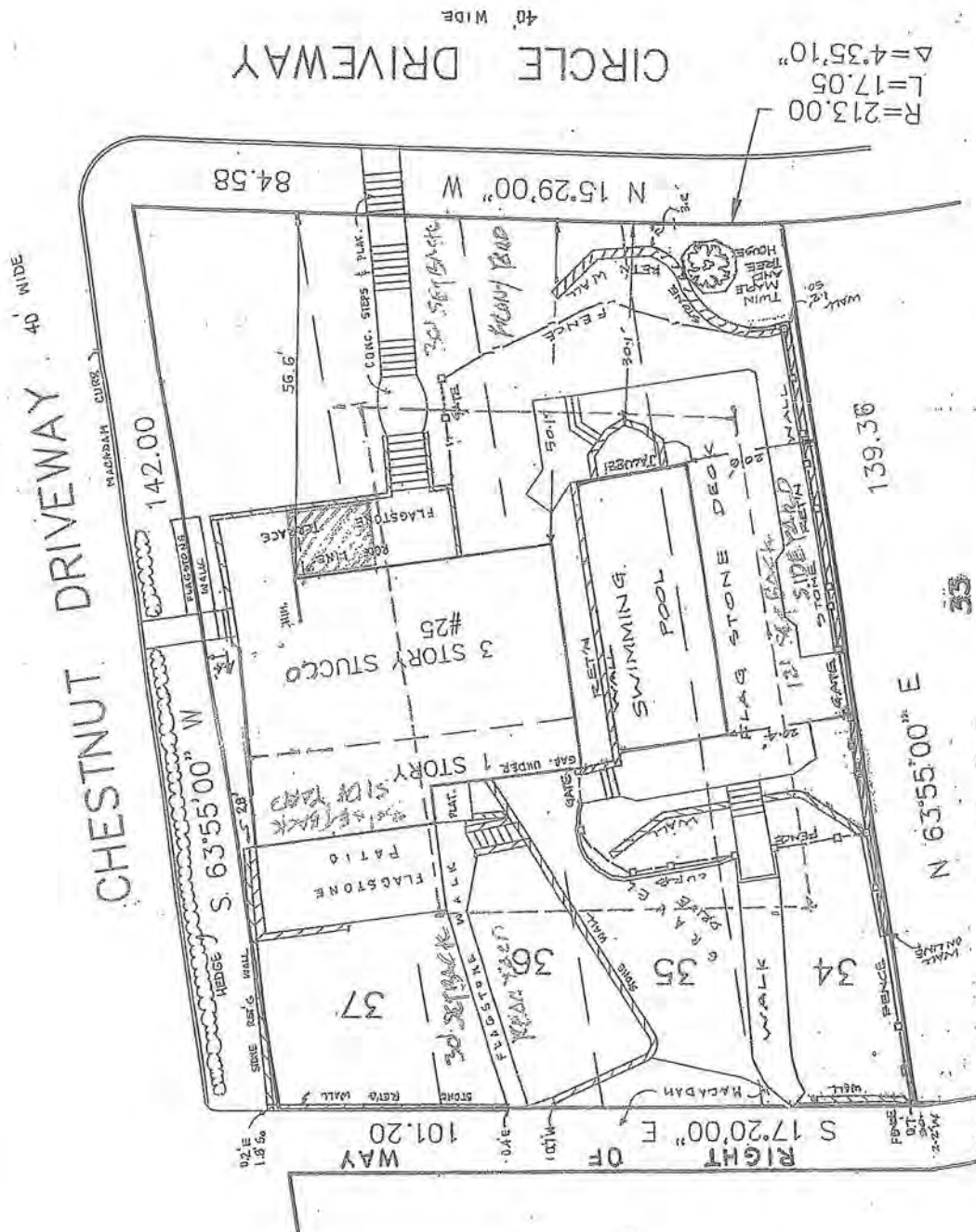
LOCATED IN THE

VILLAGE OF HASTIN

WESTCHESTER COUNTY, NEW YORK

Said "Map" is filed in the Westchester County Office of Land Records, on Sep. 10, 1912 R.O.

Scale: 1" = 20'



R=213.00
 L=17.05
 Δ=4°35'10"

GABRIEL E. SENOR, P.C.
 CONSULTING ENGINEER & LAND SURVEYORS
 80 EAST HARTDALE AVE., HARTDALE, NEW YORK, 10530

R-10 ZONE

R-10 ZONING REQUIREMENTS

	Required	Lot 10
Min. Lot Area (sq.ft.)	7,500	14,298.75
Min. Frontage (ft)	30	44
Min. Depth (ft)	75	142
Minimum Yards		
Front (ft)	30	44
(1) One Side (ft)	12	44
(2) Two Side (ft)	30	16
Rear (ft)	30	41
Maximum Height Stories	2 1/2	3 1/2
Maximum Building Coverage	25%	16.97%

CE
 HUDSON, NEW YORK, 10706
 TION ABOVE EXISTING
 R LOT
 298.75 S.F.
 WIE FULLER

STINGS-ON-HUDSON

R-10 ZONING

3,204 S.F.

145 S.F.
 132 S.F.

AREA = 3,481 S.F.

97%

DRAWING INDEX

ARCHITECTURAL

NO. TITLE

SCALE

A-000 COVERSHEET, PROJECT & ZONING DATA
 PLOT PLAN, SITE PLAN, ABBREVIATIONS
 PROPOSED SITE AREA SUMMARY, NOTES
 As Noted

A-001 PHOTO VIEWS
 As Noted

A-101 (NOT USED)
 A-102 SECOND & THIRD FLOOR PLANS
 1/4" = 1'-0"

A-103 NORTH & WEST ELEVATIONS
 A-104 SOUTH & EAST ELEVATION
 1/4" = 1'-0"
 1/4" = 1'-0"



FULLER RESIDENCE ADDITION

25 CIRCLE DRIVE HASTINGS-ON-HUDSON, NEW YORK 10706

PROJECT DATA

- PROJECT NAME: FULLER RESIDENCE
- PROJECT LOCATION: 25 CIRCLE DRIVE, HASTINGS-ON-HUDSON, NEW YORK, 10706
- PROJECT DESCRIPTION: 2ND FLOOR ADDITION ABOVE EXISTING
- BLOCK: BLOCK_41
- LOT / SECTION 9 SHEET 33: LOT_10 CORNER LOT
- LOT SIZE: IRREGULAR: 14,298.75 S.F.
- OWNER: MICHAEL & BONNIE FULLER
- BUILDING DEPARTMENT: VILLAGE OF HASTINGS-ON-HUDSON
- OCCUPANCY: SINGLE FAMILY, R-10 ZONING
- EXISTING BUILDING AREA: CELLAR = 3,204 S.F.
- NEW BUILDING AREA: MASTER BATH = 145 S.F., SITTING ROOM = 132 S.F., TOTAL BUILDING AREA = 3,481 S.F.

R-10 ZONE

R-10 ZONING REQUIREMENTS

	Required	Lot 10
Min. Lot Area (sq.ft.)	7,500	14,298.75
Min. Frontage (ft)	25	56.6
Min. Depth (ft)	75	142
Minimum Yards		
Front (ft)	30	56.6
One Side (ft)	18/12	44/4.4
Two Sides (ft)	30	48.4
Rear (ft)	30	41
Maximum Height		
Stories	2 1/2	3 1/2
Maximum Building Coverage	25%	16.97%

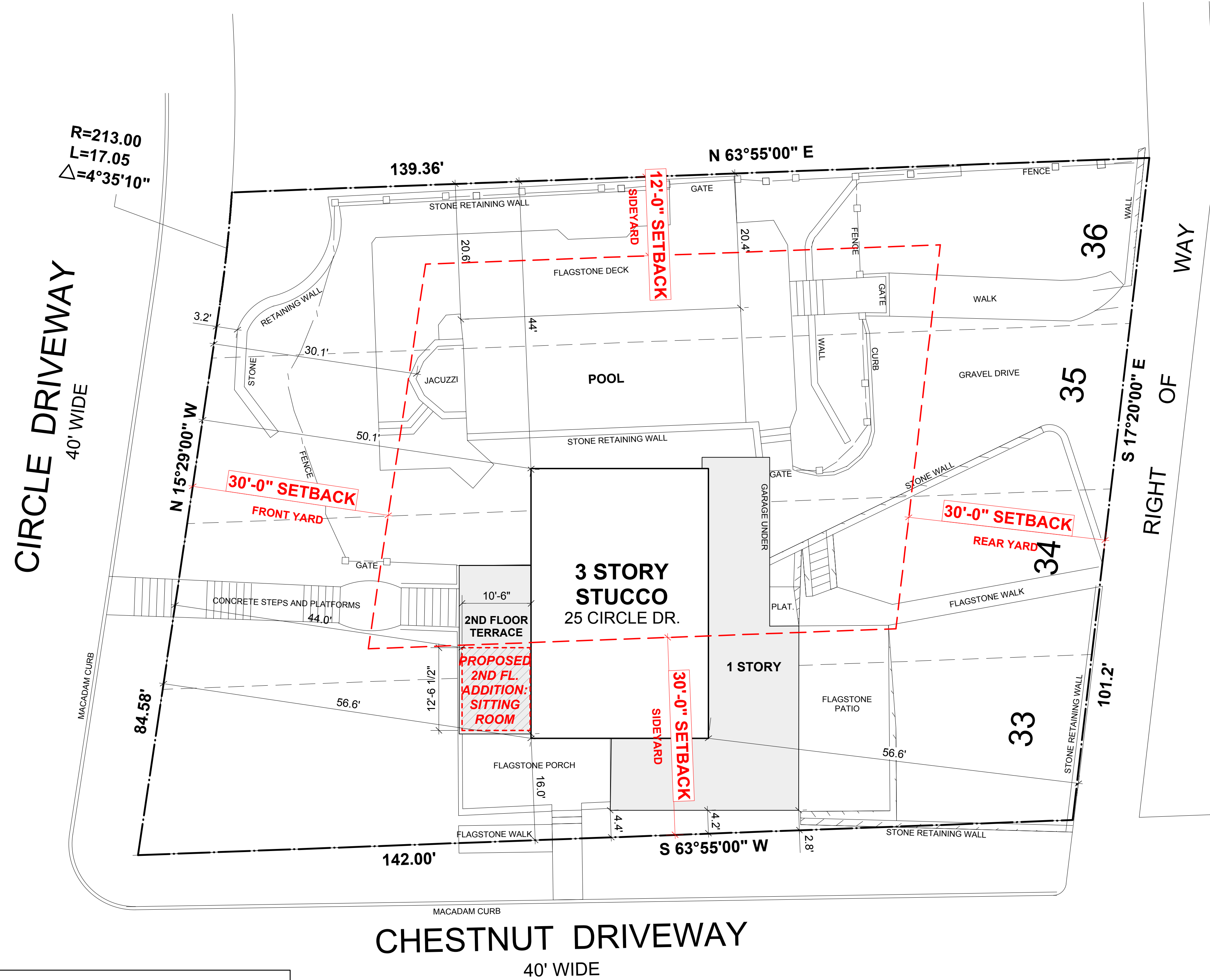
DRAWING INDEX

ARCHITECTURAL

NO.	TITLE	SCALE
A-000	COVERSHEET, PROJECT & ZONING DATA PLOT PLAN, SITE PLAN, ABBREVIATIONS PROPOSED SITE AREA SUMMARY, NOTES	As Noted
A-001	PHOTO VIEWS	As Noted
A-101	(NOT USED)	
A-102	SECOND & THIRD FLOOR PLANS	1/4" = 1'-0"
A-103	NORTH & WEST ELEVATIONS	1/4" = 1'-0"
A-104	SOUTH & EAST ELEVATION	1/4" = 1'-0"

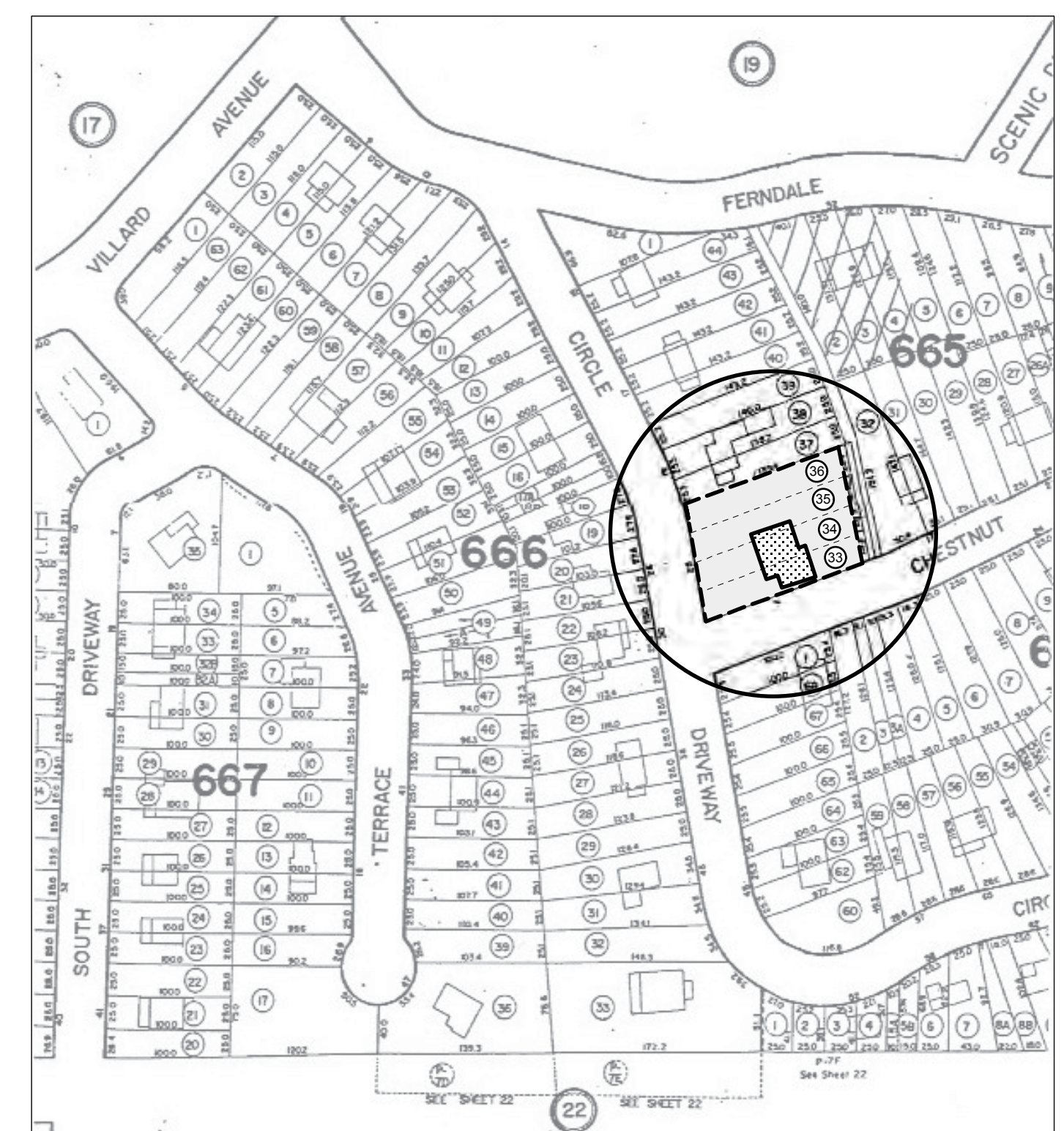
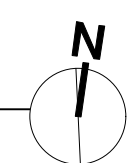
FOOT PRINT DATA

Net Lot Area = 14,298.75 S.F.
Max Building Area = 2,426.5 S.F. = 16.97%

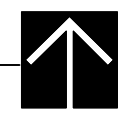


PLOT PLAN BASED ON
AS BUILT SWIMMING SURVEY, filed date: DEC.15,1999
PROVIDED BY:
GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER & LAND SURVEYOR
80 EAST HARTSDALE AVE, HARTSDALE, NY 10530

PLOT PLAN
Scale: 1" = 10 ft



SITE PLAN
NOT TO SCALE

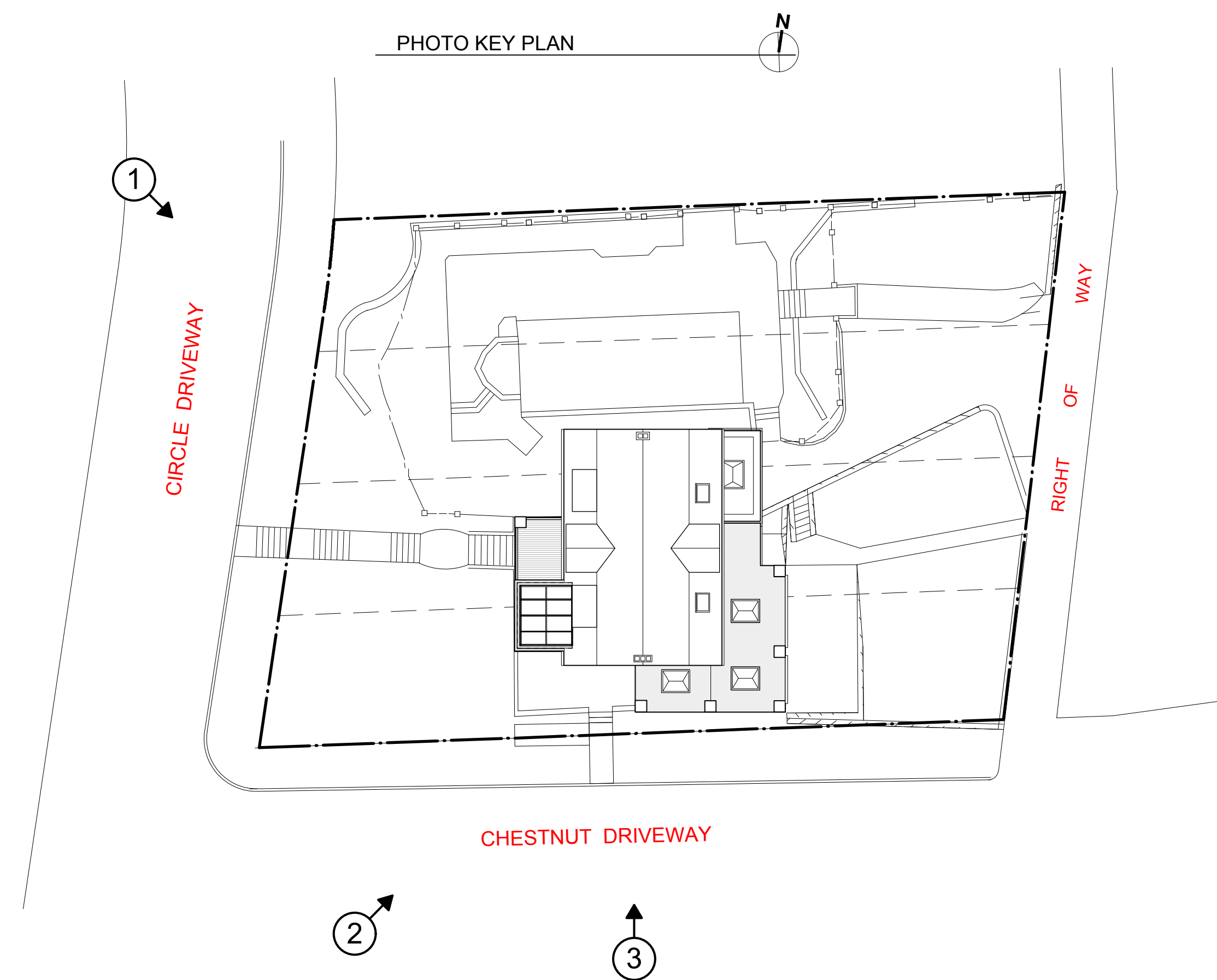


Design Firm: MFDS Michael Fuller Design Studio 25 CIRCLE DRIVE HASTINGS ON HUDSON NY 10706-1916 PHONE/FAX 914.478.4313 e-mail: michaelfuller@mfdss.net	Consultant: 	No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes	Project Title: FULLER RESIDENCE 25 Circle Drive Hastings-On-Hudson	Project Manager: LC	Project ID: MFDS-2015.01
		B 15/05/28 Issue for Zoning Board Review #2 A 15/03/26 Issue for Zoning Board Review										Drawn By: LEO
Sheet Title: Site Plan, Plot Plan ZONING & BUILDING DATA											Reviewed By: MF	Sheet No.: A-000
Date: 2015/03/20											Date: 2015/03/20	of 5
CAD File Name: 25CircleDr_2015												

GENERAL NOTE: All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by Michael Fuller Design Studio, whether the project for which they are prepared is executed or not. They are created, developed, designed and produced solely for use on and in connection with this project and none of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever, except upon the written permission and direction of Michael Fuller Design Studio.



1 NORTHWEST VIEW FROM CIRCLE DRIVE
25 CIRCLE DRIVE HASTINGS-ON-HUDSON, NY 10706

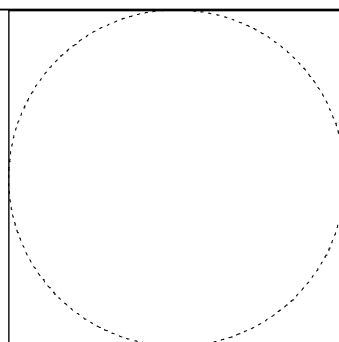


2 SOUTHWEST ELEVATION VIEW



3 SOUTH ELEVATION VIEW

Design Firm:
MFDS
Michael Fuller Design Studio
25 CIRCLE DRIVE HASTINGS ON HUDSON NY 10706-1910
PHONE/FAX 914.478.4313
e-mail: michaelfuller@mfdss.net



Consultant:

No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes
A	15/03/26	Issue for Zoning Board Review					

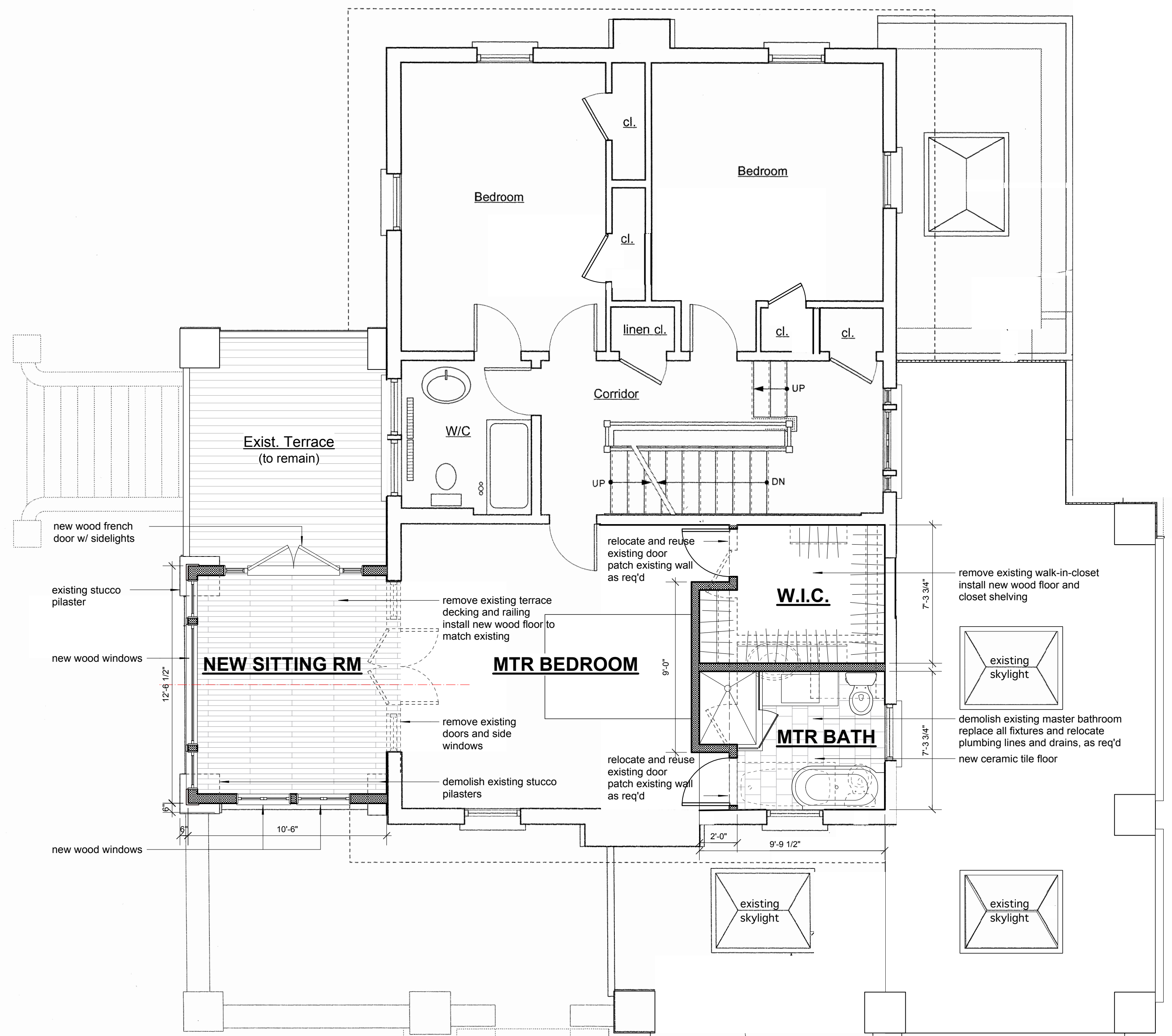
Project Title	FULLER RESIDENCE 25 Circle Drive Hastings-On-Hudson
Project Manager	LC
Drawn By	LEO
Reviewed By	MF
Date	2015/03/20
CAD File Name	25CircleDr_2015

Project ID	MFDS-2015.01
Scale	AS NOTED
Sheet No.	A-001 of 5

GENERAL NOTE: All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by Michael Fuller Design Studio, whether the project for which they are prepared is executed or not. They are created, developed and produced solely for use on and in connection with this project and none of the above may be stored or given to or used by any person, firm or corporation for any use or purpose whatsoever, except upon the written permission and direction of Michael Fuller Design Studio.

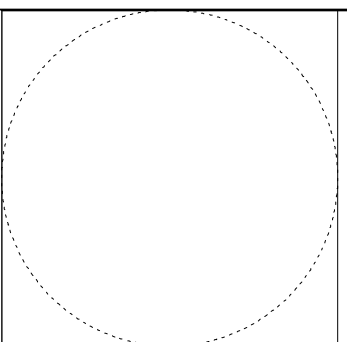


4 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



3 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

Design Firm:
MFDS
Michael Fuller Design Studio
25 CIRCLE DRIVE HASTINGS ON HUDSON NY 10706-1916
PHONE/FAX 914.478.4313
e-mail: michaelfuller@mfdss.net



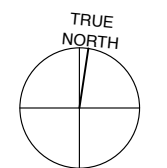
No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes

No.	Date	Issue Notes
B	15/05/28	Issue for Zoning Board Review #2
A	15/03/26	Issue for Zoning Board Review

Project Title
FULLER RESIDENCE
25 Circle Drive
Hastings-On-Hudson

Project Manager: LC
Drawn By: LEO
Reviewed By: MF
Date: 2015/03/17
CAD File Name: 25CircleDr_2015

Project ID: MFDS-2015.01
Scale: 1/4" = 1'-0"
Sheet No.: **A-102**
of 5

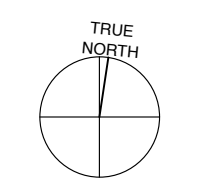




1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



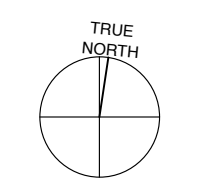
Design Firm: MFDS Michael Fuller Design Studio 25 CIRCLE DRIVE HASTINGS ON HUDSON NY 10706-1916 PHONE/FAX 914.478.4313 e-mail: michaelfuller@mfdss.net <small>GENERAL NOTE: All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by Michael Fuller Design Studio, whether the project for which they are prepared is executed or not. They are created, developed and produced solely for use on and in connection with this project and none of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever, except upon the written permission and direction of Michael Fuller Design Studio.</small>		Consultant:	No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes	Project Title FULLER RESIDENCE 25 Circle Drive Hastings-On-Hudson	Project Manager: LC	Project ID: MFDS-2015.01
											Drawn By: LEO	Scale: 1/4" : 1'-0"	Reviewed By: MF

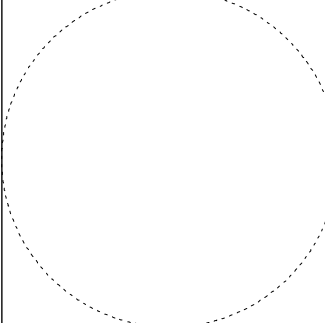


3 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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



Design Firm: MFDS Michael Fuller Design Studio 25 CIRCLE DRIVE HASTINGS ON HUDSON NY 10706-1910 PHONE/FAX 914.478.4313 e-mail: michaelfuller@mfds.net		Consultant:	No.	Date	Revision Notes	Zone	Approvals	No.	Date	Issue Notes	Project Title FULLER RESIDENCE 25 Circle Drive Hastings-On-Hudson	Project Manager: LC	Project ID: MFDS-2015.01
											Drawn By: LEO	Scale: 1/4" = 1'-0"	Reviewed By: MF