

EDWARD P MARRON JR
DRAFTING AND DESIGN SERVICE

2014-09-29

PROPOSAL:

PROJECT ADDRESS:

324 Farragut Ave
Hastings on Hudson NY 10706
Sheet 39A, Block 758, Lot 1
Acct # 4125140
PID# 4.110-124-7

OWNER:

Travis E Noyes
324 Farragut Ave
Hastings on Hudson NY 10706

Chairman and Members of the Village of Hastings on Hudson Zoning Board of Appeals

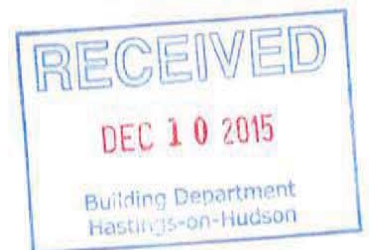
Dear members during the process of applying for a permit for repairs to an existing detached garage it came to our attention that the Village of Hastings on Hudson's Zoning Code (295-60.B) requires that repairs of more than 50% of the buildings volume above the foundation is required to be brought in to conformance with applicable codes or brought to the Zoning Board of Appeals for appropriate relief form the Village Zoning Code.

The original scope of work was to repair as necessary and raise portions of the foundation and protect all structural members from decay, repair as necessary wall, ceiling, and roof framing, new windows, siding and roofing,

After discussions with the building inspector we felt it was safer for all involve to replace all framing above the existing foundation with some repairs of the foundation in the same location and same height as the existing accessory structure, therefore this project will need to request relief from the following zoning sections; 295-68-F (d) Existing and proposed height exceeds 15', 295-68-F (b) Accessory structure encroaches into required rear yard, 295-68-F (c) Accessory structure encroaches into required side yard.

Thank you in advance for your time to review this application if you have any questions or would like to discuss this further please feel free to give me a call I can be reached during the day at 914-255-6586

Edward P Marron Jr.



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



1. File two (2) completed Applications for Variance, Interpretation or View Preservation Approval, each with original signatures and notarization and nine (9) copies, with the Office of the Building Inspector, no less than six (6) 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 no less than 3 weeks 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/return receipt 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 nine (9) copies of the application along with required fee, 9 copies of property survey showing the existing and proposed construction and 9 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.

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: **Travis Noyes**
 Property address: **324 Farragut Ave**
 Name all streets on which the property is located: **Farragut Parkway**
 Sheet: **39A** Block: **758** Lot/Parcel: **1** Zoning District: **R-10**

Applicant: **Travis Noyes**
 Standing of applicant if not owner: **Owner**
 Address: **324 Farragut Ave**
 Daytime phone number: **914-274-1331** Fax number: **none**
 E-mail address: **travisnoyes@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*
295-68-F (d)	ACCESSORY STRUCTURE HIEGHT LIMITED TO 15' ON SLOPED ROOFS	21.8'	REPLACE EXISITNG ROOF STRUCTURE TO SAME HIEGHT AND LOCATION NO CHANGE
295-68-F (b)	ACCESSORY STRUCTURE REAR YARD SETBACK MIN 8'	2.67'	REPLACEMENT OF EXISTING REAR WALL TO SAME LOCATION NO CHANGE
295-68-F (c)	ACCESSORY STRUCTURE SIDE YARD SETBACK MIN 8'	5.9'	REPLACEMENT OF EXISTING SIDE WALL TO SAME LOCATION NO CHANGE
.....
.....
.....
.....

*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'	10.9'	N/C
REAR	30'	72.5'	N/C
SIDE ONE	18'	51.5'	N/C
SIDE TWO			CORNER LOT
TOTAL OF TWO SIDES	30'	51.5'	N/C

YARD SETBACKS
 (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.		59.4'	N/C
REAR	8'	2.67'	N/C
SIDE	8'	5.9'	N/C
HEIGHT	18'	21.8'	N/C
STORIES	2.5	2	N/C

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2.5	N/C
FEET	35	2.8	N/C

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000	14,849	N/C
BLDG. COVERAGE/ % OF LOT AREA	25%	15%	N/C
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	30.2%	N/C

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

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	RES	RES	N/C

** 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
.....	NONE
.....

- 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)

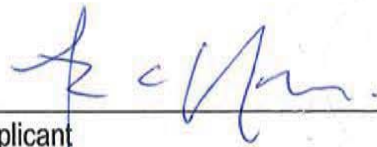
- Does this property have Boarder's Permit?:(Yes)(No)

- 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.

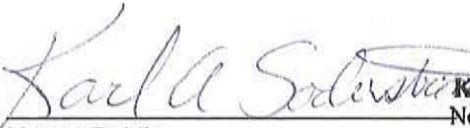
STATE OF NEW YORK
 COUNTY OF WESTCHESTER ss.:

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:



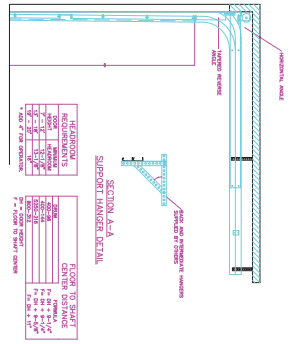
 Applicant

Sworn to before me this 10 day
 of NOV, 20015

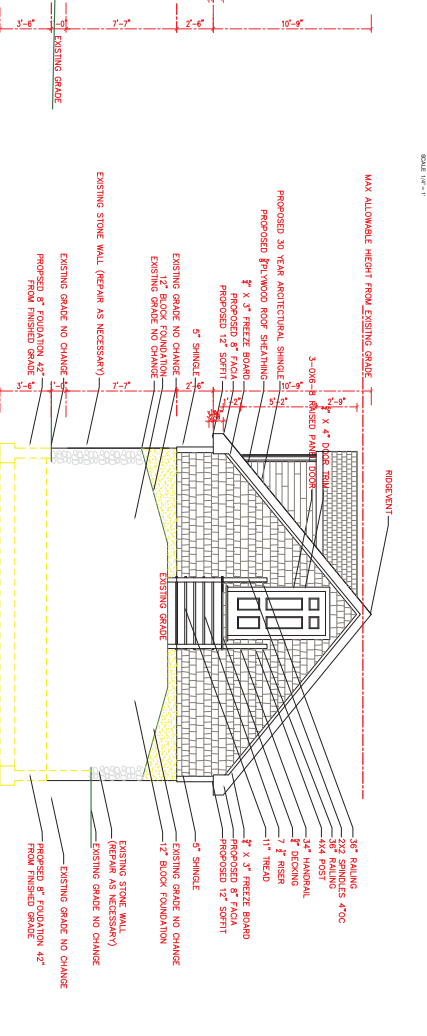
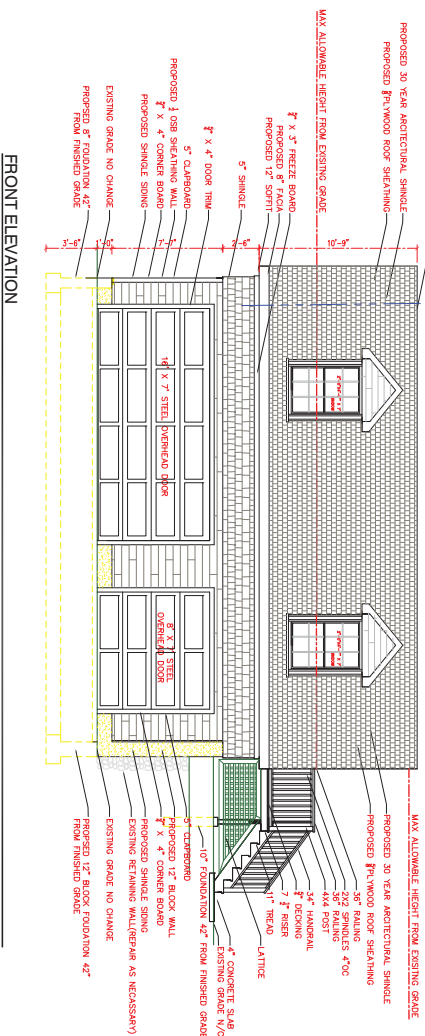
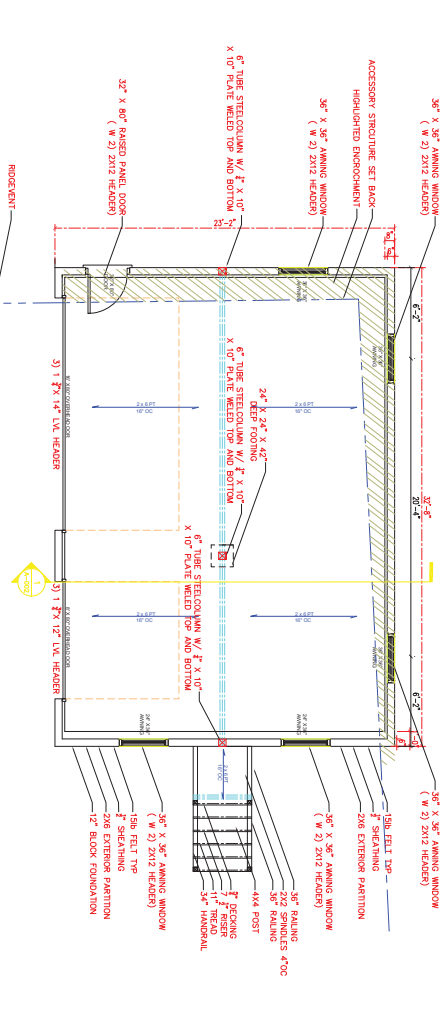
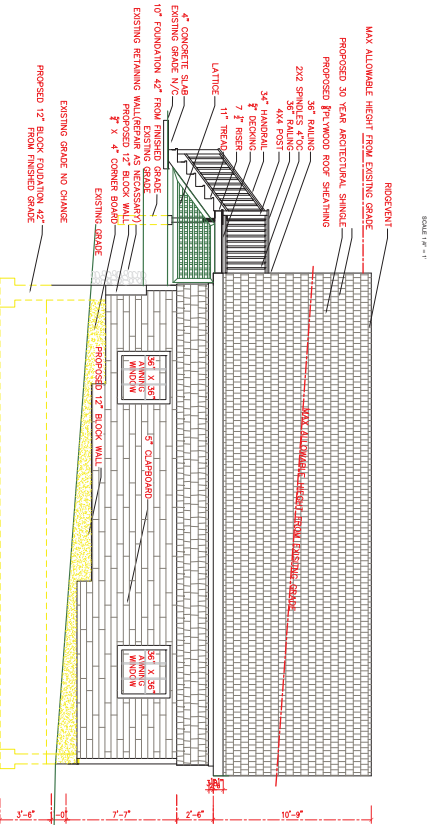
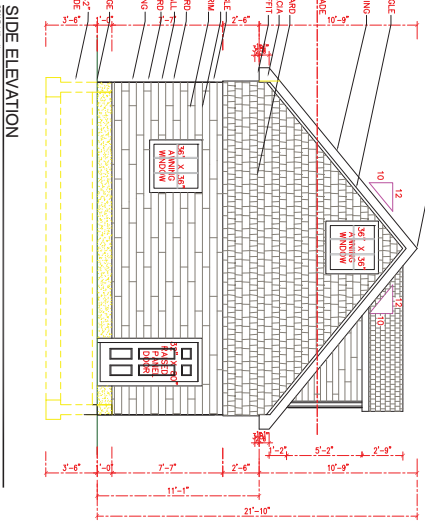


 Notary Public

KARL A. SODERSTROM
 Notary Public, State of New York
 No. 01SO4604956
 Qualified in Westchester County
 Commission Expires December 31, 2017



PROPOSED GARAGE DOOR TRACK DETAIL TYP.



CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ARCHITECT.

NO.	REVISIONS	DATE

OWNER:
 TRAVIS E NOYES
 324 FARRAGUT AVE
 HASTINGS ON HUDSON NY 10706

PROJECT ADDRESS:
 324 FARRAGUT AVE
 HASTINGS ON HUDSON NY 10706
 SHEET 39A, BLOCK 758, LOT 1
 ACCT # 4125140
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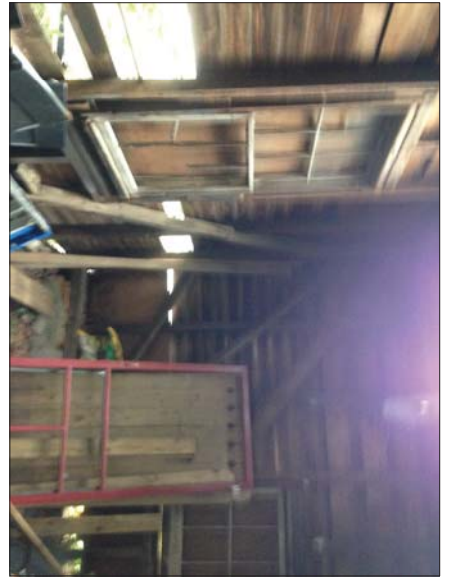
PROPOSED GARAGE REPLACEMENT

KEVIN KELLY ARCH.
 12 BARKWOOD AVE
 HYTE, NY 10660

A-001



Town of Greenburgh, NY
 Open File Date: 09/30/2013



CONTRACTOR TO OBTAIN ALL PERMITS AND CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND ARCHITECT

NO.	DATE	REVISIONS

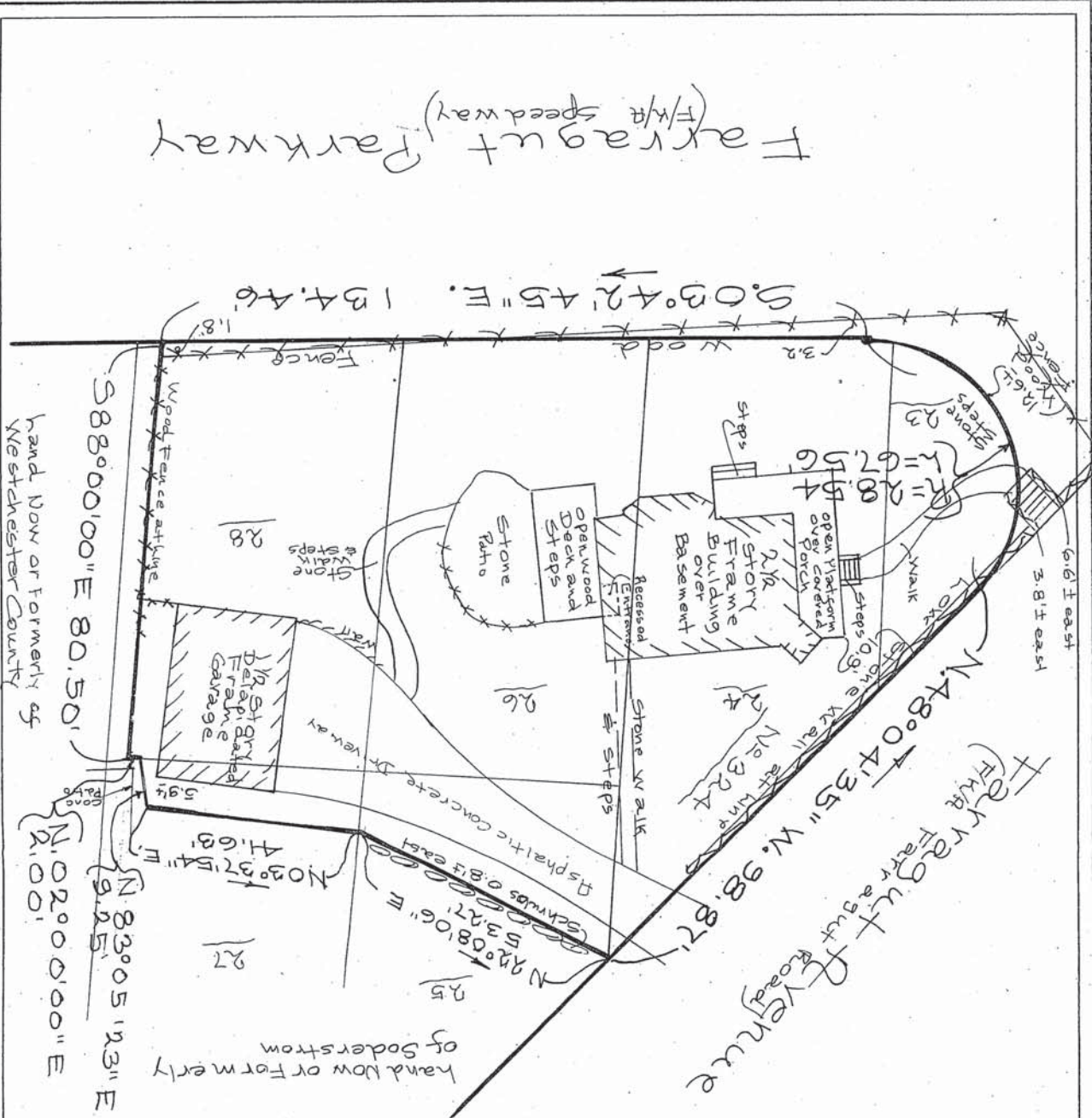
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 SHEET 39A, BLOCK 758, LOT 1
 ACCT # 4125140
 PID# 4.110-124-7

**PROPOSED GARAGE
 REPLACEMENT**

KEVIN KELLY ARCH.
 12 OAKWOOD AVE
 HYTE, NY 10560

A-003



Note Number 324 Farragut Avenue is shown as Part of lots 23 24 25 26 27 & 28 on Map of Valuable Lots in the Village of Hastings - on Hudson audited in West. Co. Clerk's office on February 23 1921 as map N° 2286

SECTION: 4110 BLOCK: 124 SHEET: 124
 TITLE SURVEY OF The official Tax Map as Taxlot 24 in Block 124 - Section 4.110 over the Village of Hastings on Hudson West Co. New York FILED IN THE COUNTY CLERK'S OFFICE

PREPARED BY: EDWARD G. MIHALCZO LAND SURVEYOR LLC 24 BERKSHIRE ROAD YONKERS, NEW YORK 10710 (914) 76-1453 (914) 969-2341 FAX
 Edward G. Mihalczko
 DATE: January 2, 2013

EDWARD G. MIHALCZO LAND SURVEYOR LLC NEW YORK STATE LICENSE # 36181

THIS SURVEY WAS PREPARED FOR TITLE TRANSFER UNDER THE SPECIFIC TITLE NUMBER LISTED ABOVE. GUARANTEES OR CERTIFICATIONS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ALL CERTIFICATIONS HEREON ARE VALID FROM THE MAP AND CORRECT THEREON ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATION OF THIS DOCUMENT IN ANY WAY CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW (2020). VISUAL INSPECTION OF EDWARD G. MIHALCZO LAND SURVEYOR LLC ALL RIGHTS RESERVED INCLUDING COPYRIGHT © 2013

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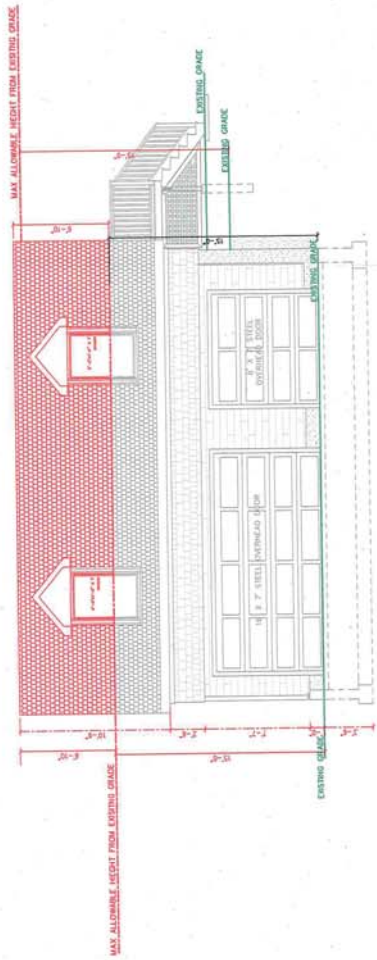
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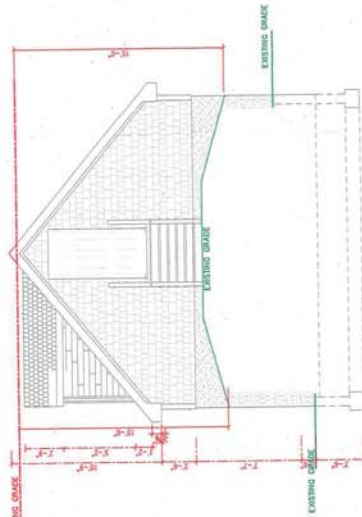
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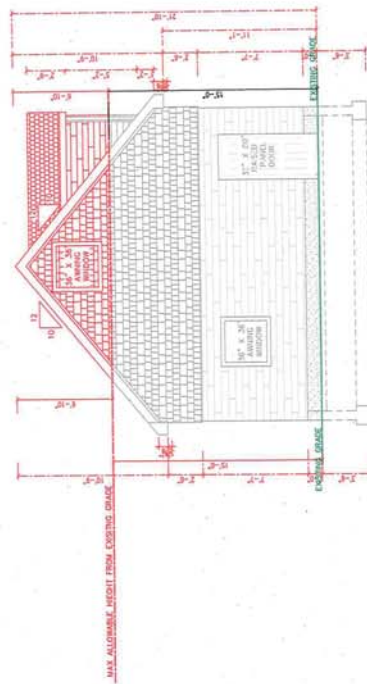




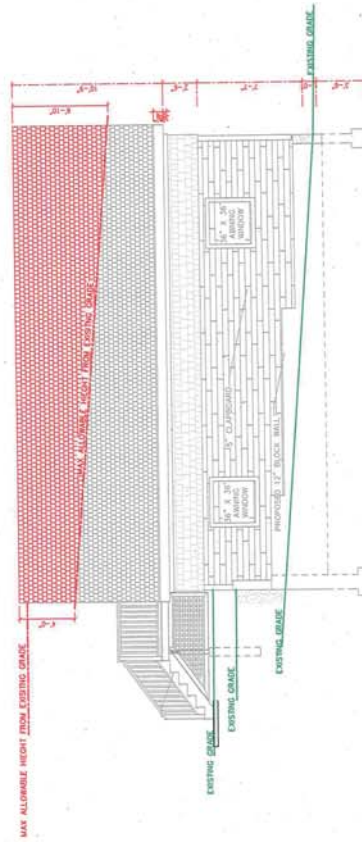
FRONT ELEVATION
DATE: 04.11.21



SIDE ELEVATION
DATE: 04.11.21



SIDE ELEVATION
DATE: 04.11.21



REAR ELEVATION
DATE: 04.11.21

EXISTING AND PROPOSED HEIGHT

