

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



Case number: Date of application: AUGUST 7, 2015

Property owner: GREGORY JONES
 Property address: 88 SOUTHGATE AVENUE
 Name all streets on which the property is located: SOUTHGATE AVE. (FRONT) / NEPPERHAWK DRIVE (REAR)
 Sheet: 4-90 Block: 88 Lot/Parcel: 1 Zoning District: R-10

Applicant: GREGORY J. MCWILLIAMS, AIA, ARCHITECT
 Standing of applicant if not owner: ARCHITECT FOR OWNER
 Address: 3 SHADY LAKE FARMS ROAD, OSSINING, N.Y. 10502
 Daytime phone number: (914) 432-5791 Fax number: (914) 432-5791
 E-mail address: GJMARCHITECT @ 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*
<u>295-68(a) 1A</u>	<u>FRONT YARD MIN. 30 FT. DEEP</u>	<u>23.8 FT.</u>	<u>23 FT.</u>
.....
.....
.....
.....
.....

*See example below:

<u>295-68(a) 1a</u>	<u>Front Yard Min 30 ft deep</u>	<u>26.5 ft</u>	<u>19.5 ft</u>
<u>295-88A</u>	<u>Permitted Principal Use</u>	<u>Single Family Home</u>	<u>Conversion to Dental Office</u>

VILLAGE OF HASTINGS-ON-HUDSON
 Zoning Board of Appeals
 Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS (Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30 FT. MIN.	23.8 FT.	23.0 FT.
REAR	30 FT. MIN.	18.5 FT. MIN.	18.5 FT. MIN.
SIDE ONE	12 FT. MIN.	31.9 FT. MIN.	31.9 FT. MIN.
SIDE TWO		155.0 FT.	155.0 FT.
TOTAL OF TWO SIDES	30 FT. MIN.	186.9 FT. MIN.	186.9 FT. MIN.

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	↓	↓	↓
SIDE	↓	↓	↓

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2 STORIES MAX.	1 1/2 STORIES	1 STORY
FEET	35 FT. MAX.	± 21 FT.	± 14 FT.

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SF MIN.	15,908.9 SF	15,900.9 SF
BLDG. COVERAGE / % OF LOT AREA	25% MAX.	9.48%	9.69%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	12.34%	12.43%

*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.

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- List any previous application or appeal filed with The Zoning Board of Appeals for this premises: **NONE**

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....
.....

- 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:

[Signature]
Applicant

Sworn to before me this 7th day
of Aug, 2015

[Signature]
Notary Public

CAROL GARZILLO
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
NO. 01GAG191788
MY COMMISSION EXPIRES 08/25/16

PRINCIPAL POINTS

- THE HOMEOWNER WISHES TO INSTALL A ROOF OVER EXISTING FRONT ENTRY STOOP, FOR WEATHER PROTECTION UPON ENTERING, AND TO ELIMINATE AN EXISTING ROOF RUN OFF/FREEZE UP PROBLEM. THE EXISTING HOUSE, A 1½ STORY SIDE TO SIDE SPLIT, IS EXISTING NONCONFORMING IN TERMS OF FRONT YARD SETBACK. THE EXISTING MINIMUM FRONT YARD SETBACK IS 16.3 FT, WHEREBY 30 FT. IS REQUIRED. AT THE AREA OF THE EXISTING STOOP/PROPOSED ROOF, THE PROPOSED MINIMUM SETBACK SHOULD BE 23.9 FT. AN AREA VARIANCE OF 7 FT. (PERMITTING A FRONT YARD SETBACK OF 23 FT) IS REQUESTED.
- THE GRANTING OF THE REQUESTED AREA VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD, OR A DETRIMENT TO NEARBY PROPERTIES.
- THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, OTHER THAN AN AREA VARIANCE.
- THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL. THE RESULTANT SETBACK IS MUCH GREATER THAN THE EXISTING MINIMUM FRONT YARD SETBACK OF 16.3 FT.
- THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD.
- THE ALLEGED DIFFICULTY IS NOT SELF-CREATED. THE PRESENT HOMEOWNER IS NOT THE ORIGINAL OWNER/BUILDER OF HOUSE. THE HOUSE WAS PREVIOUSLY SITED/CONSTRUCTED BY OTHERS, ESTABLISHING THE CURRENT EXISTING/NONCONFORMING STATUS.

GENERAL NOTES AND SPECIAL CONDITIONS:

The Contractor shall be responsible for checking all dimensions and conditions, both existing and proposed, as shown on the drawings, and verification of the same on the site.

All work shall conform to all applicable local codes and ordinances, and all other agencies having jurisdiction. In case of a conflict between codes, the more stringent code shall apply.

The Contractor, by submitting his bid, represents that he has visited the project location and agrees with the plans and details as representing the full extent of construction. If the Contractor has found that the plans and details are at variance with what is physically in the field, he shall notify the Architect or Owner prior to submitting his bid.

The Contractor is responsible for the protection and safety of all persons, existing facilities, and existing equipment at the construction site, and throughout at areas affected by the new construction.

The Contractor shall provide and maintain all necessary coverings, boards, etc. as required to protect all areas affected by construction. The Contractor shall be held responsible for all damages caused by improper protection and shall make all necessary repairs or replacement, without additional charges to the party affected.

The Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for the coordination of all portions of the work.

The Contractor shall notify in writing, and receive approval, before ordering or installing items or materials which are proposed equals. The Contractor shall provide all necessary information and/or samples to verify the suitability of the proposed item or material. Substitutions may be rejected because of quality, finish, availability or appearance.

The Contractor shall review and coordinate the scheduling of all construction with the Owner, and submit a completion schedule of work with his bid documents or price proposals.

To minimize disruption of ongoing activity on the job site, on site storage of equipment and materials is to be kept to a minimum. Arrangements may be made with the Owner for storage of materials in a designated area.

REMOVALS/CLEAN-UP:

The premises shall be accepted as found at the time of starting work. Attention is directed to the staging and access to areas affected by construction, to be coordinated and scheduled with the Owner.

The Contractor shall remove all waste, refuse and debris accumulating from the construction work and cart from the premises.

Just prior to Owner's occupancy, the Contractor shall clean all surfaces of dust, debris, loose construction material and equipment. Remaining construction material and equipment, if any, shall be moved and temporarily secured in an area directed by the Owner.

FOUNDATIONS:

All footings shall bear on undisturbed soil or rock, having a minimum safe bearing capacity of 15 tons per square foot.

All footings shall be formed to meet sizes indicated on drawings.

Elevations of footing bottoms shown on drawings are at the highest permissible elevations. Actual footing bottoms may be lower if adequate bearing material is not found at the footing depths shown on drawings.

MASONRY:

Concrete block shall be of the following types:
-ASTM C-90 Grade N-1, -ASTM C-145 Grade N-1

All mortar shall be ASTM C-270 type S.

Brick and masonry walls shall conform to the "Building Code Requirements for Masonry Structures" (ACI 530-92/ASCE 5-92/TMS 402-92) and "Specifications for Masonry Structures" (ACI 530.1-92/ASCE 6-92/TMS 602-92) latest edition. All masonry units shall be placed in running bond, except where indicated.

Concrete masonry unit construction shall have a minimum compressive strength FM of 1000 PSI determined by the unit strength method. Grout shall have a min. compressive strength of 2,000 PSI.

Joint reinforcing shall be Du-O-Wal, or equal, welded truss type galvanized wire. Reinforcing shall have preformed units at corners. Other masonry reinforcing shall be of the type shown on plans.

The Contractor shall store all units off ground to prevent contamination. Cover materials to protect from the elements.

No air-entraining admixtures or antifreeze compounds, such as calcium chloride, shall be added to mortar.

The first block course on footing shall be filled solid with concrete.

CONCRETE:

All concrete work, materials, details and construction methods shall be in strict compliance with the provision of the "Specification for Structural Concrete for Buildings", ACI 301, and "Building Code Requirements for Reinforced Concrete", ACI 318, of the American Concrete Institute, latest edition.

Concrete for poured in place construction shall be an air-entrained, normal weight stone aggregate mix achieving a minimum compressive strength of 3,000 psi at an age of 28 days.

No concrete shall be poured subject to freezing conditions or on frozen ground.

LUMBER/FRAMING:

All framing shall be done in accordance with the latest edition of "National Design Specifications for Wood Construction" of the American Forest and Paper Assoc. (ANSI/NFPA NDS-latest edition).

All lumber materials used in the building shall be good, sound, dry materials free from rot, large and loose knots, shakes and other imperfections whereby the strength may be impaired, and of sizes indicated on drawings.

All lumber shall bear visible grade stamping.

All framing members (joists, headers, girders, studs, plates etc.), shall comply with the minimum specifications for Hem-Fir No. 1 or Douglas Fir Larch No. 2 (unless indicated otherwise), with the following basic stress values:

Flexure Fb = 875 psi single
Shear Fv = 95 psi
E = 1,600,000 psi

Provide ledgers, blocking, nailers, and rough framing hardware, as required.

All beams, joists and rafters shall be set with natural crown up.

Connection hardware shall be galvanized steel of the type, gauge (min. 18 ga.) or size noted on drawings, by Simpson Strong Tie Co., or approved equal. Provide joist and rafter hangers for all members not supported by direct bearing. Install and nail hangers in strict accordance with Manufacturer's recommendations.

MISC. CARPENTRY:

Complete all rough carpentry and related items of work indicated on the drawings, and generally described herein.

All finished carpentry required or indicated on drawings shall be in accordance with the "Premium" standards of the "Architectural Woodwork Institute" as to wood selection, joining, sizing, fastening and finishing. Wood type and applied finish shall be as indicated on the drawings.

ELECTRICAL:

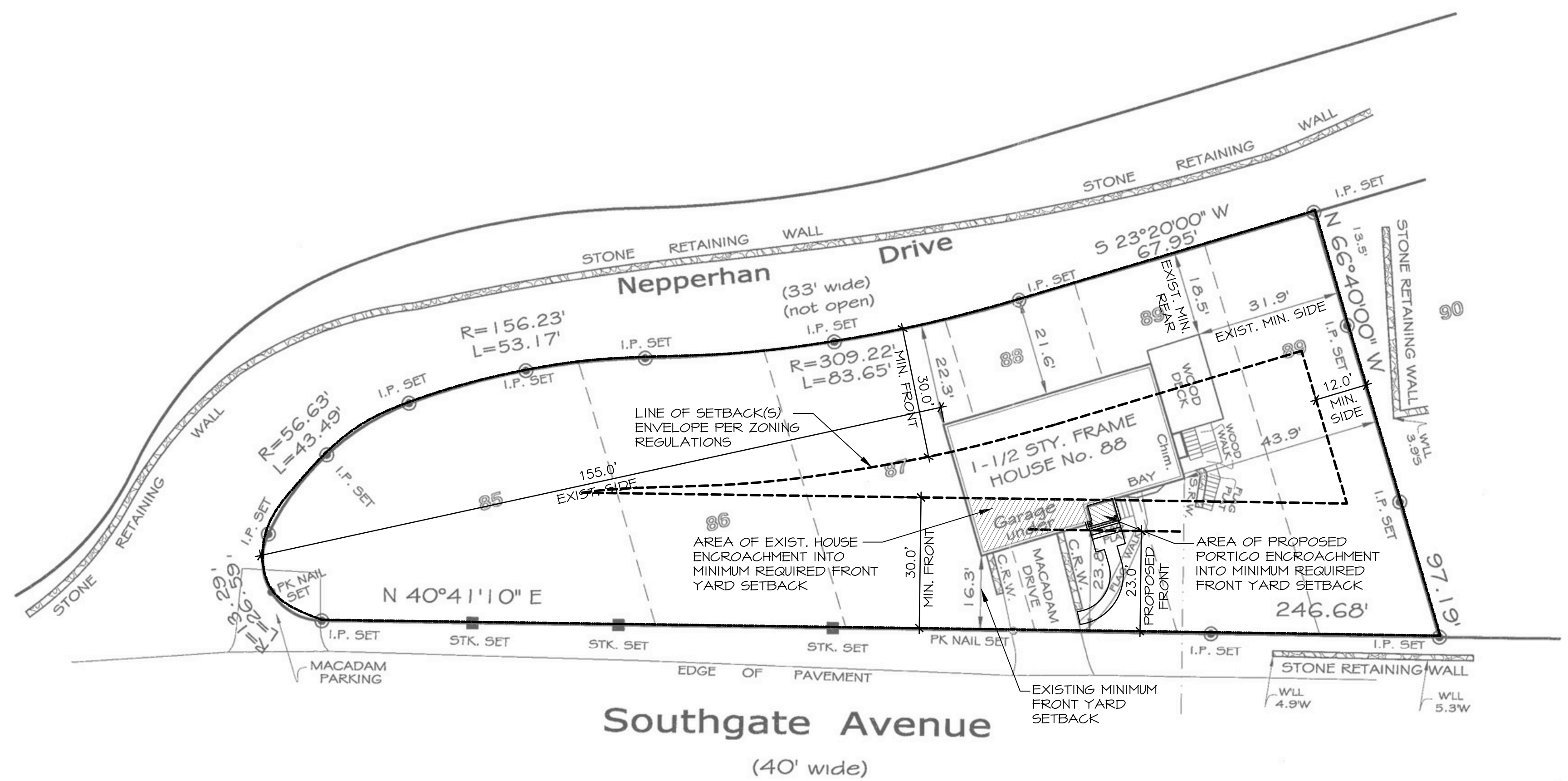
All new electrical work as indicated/implicit on drawings shall be executed in accordance with the requirements of the National Electric Code, State and Local Codes, Utility Company requirements, and any other authorities having jurisdiction.

The Contractor shall take note that electrical information indicated/implicit on drawings is for design/layout only. The Contractor shall confirm/verify conformance to all applicable codes/ordinances.

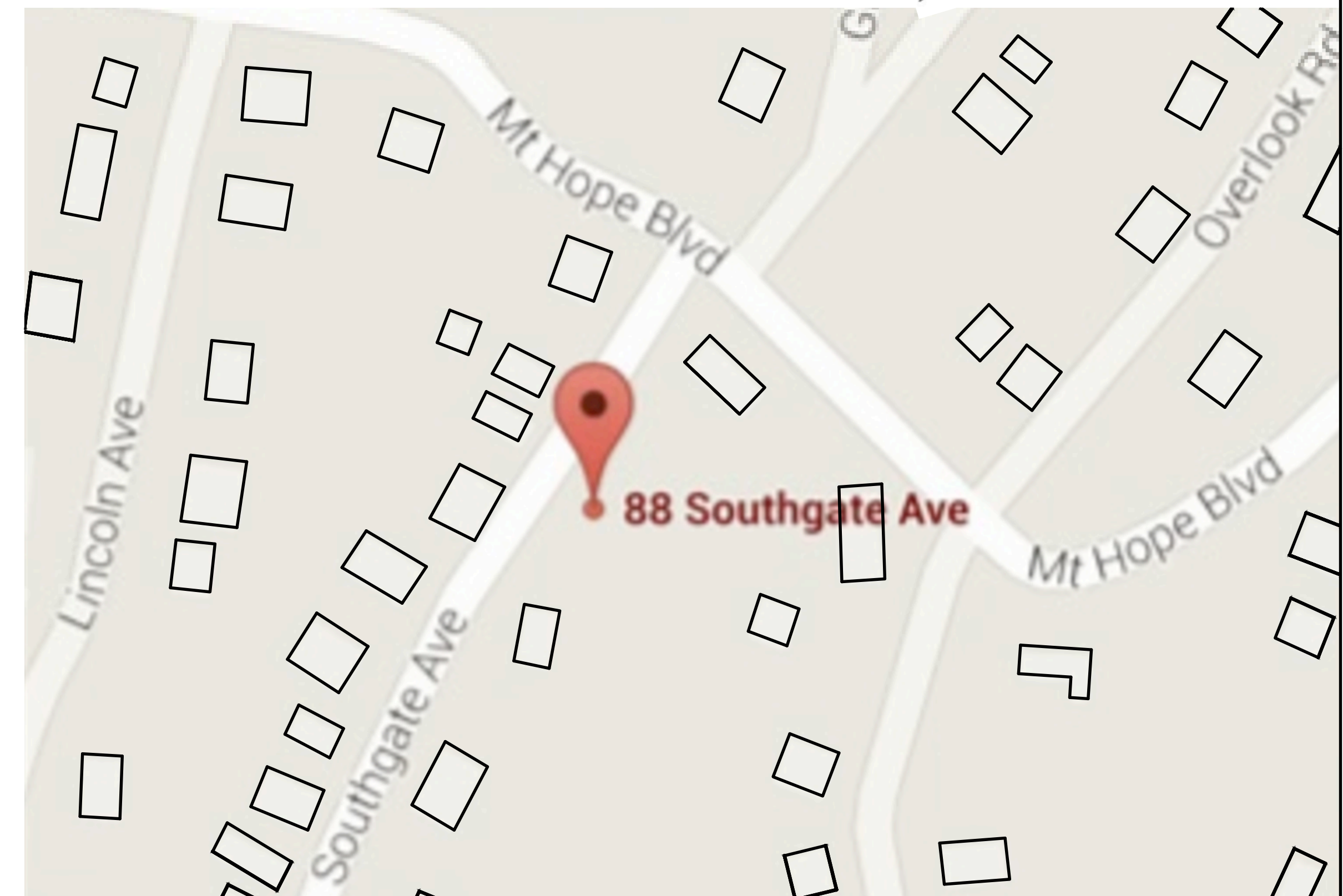
The locations of new and/or existing fixtures, outlets, controls, etc., as indicated on drawings, are approximate and subject to field verification.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

- TABLE R3012 (1)
- Ground Snow Load - 30
 - Wind (Speed mph) - 90
 - Seismic Design Category - C
 - Subject to Damage from Weathering - Severe
 - Frost Line Depth - 42"
 - Termites - Moderate
 - Decay - Slight
 - Wind Design Temp - 7
 - Ice Shield Underlayment required - Yes
 - Flood Hazards - See Engineering
 - Air Freezing Index - 899



SITE PLAN
SCALE: 1"=20'-0"



SITE LOCATION MAP
SCALE: NONE

ZONING TABLE			
R-10 ZONING DISTRICT			
REGULATION	REQUIRED / PERMITTED	EXISTING	PROPOSED
- MINIMUM LOT SIZE	10,000 SF	15,908.9 SF	15,908.9 SF
- MINIMUM LOT WIDTH	100 FT	246.68 FT	246.68 FT
- MINIMUM LOT DEPTH	--	41.14 FT (MAX)	41.14 FT (MAX)
- MINIMUM FRONT YARD	30 FT.	16.3 FT. (MIN)	23.0 FT.
- MINIMUM REAR YARD	30 FT.	18.5 FT. (TO DECK)	18.5 FT. (TO DECK)
- MINIMUM (1) SIDE YARD	12 FT.	31.4 FT. (TO DECK)	31.4 FT. (TO DECK)
- MINIMUM (2) SIDE YARD	30 FT.	+/-186.9 FT.	+/-186.9 FT.
- MAXIMUM BLDG. HGT.	35 FT./2.5 STORY	+/-14 FT./1.5 STORY	+/-14 FT./1.5 STORY
- MAXIMUM BUILDING COVERAGE	25%	+/-4.48%	+/-4.64%
- MAXIMUM DEVELOPMENT COVERAGE	35%	+/-12.34%	+/-12.43%

SPECIAL NOTES

- These plans are not valid for a building permit unless originally signed and sealed by the Architect and are for the construction of that building only whose name appears on the plans.
- These plans are the property of Gregory J. McWilliams, Architect. Any use or reproduction in whole or part without the written authorization of Gregory J. McWilliams, Architect, is prohibited. Any said person or corporation using plans without proper authorization will be responsible to compensate the Architect.
- The Architect is not responsible for Construction Phase. Administration of the construction contract is the responsibility of the Owner.
- The information shown on this drawing is purported to be accurate but not guaranteed.
- Existing conditions should be verified in the field.
- Do not scale drawings.

1	bds	8/14/15	revisions per building department comments
rev. no.	by	date	description

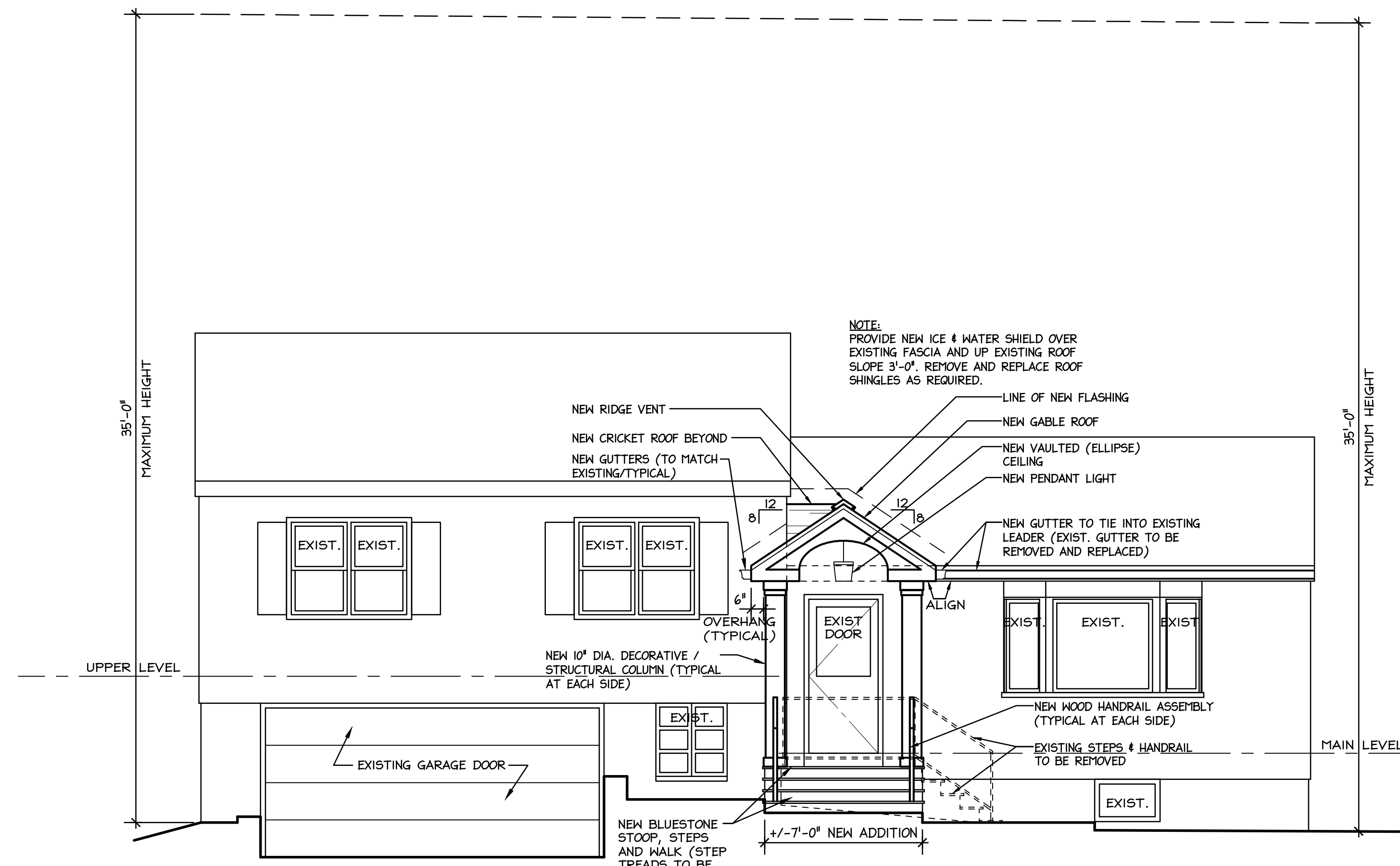
drawing title:
general notes & site plan

project:
proposed portico addition:
jones residence
88 southgate avenue, hastings-on-hudson, n.y.

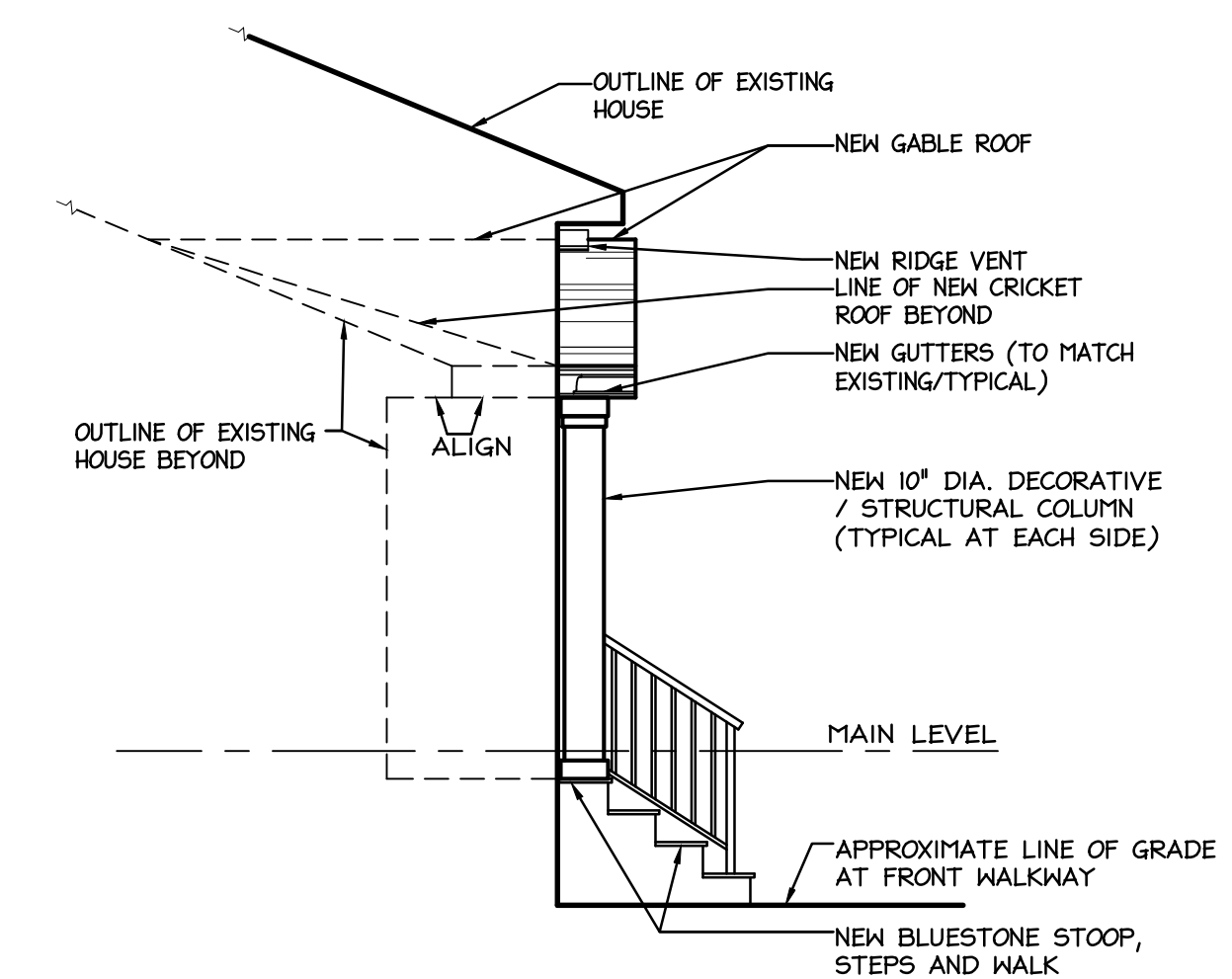
date: 6/2/15
scale: 1/4"=1'-0"
drawn by: bds
project no. ml5-08

gregory j. mcwilliams, a.i.a. architect
3 shady lane farm road, ossining, new york 10562 (914) 772-0697

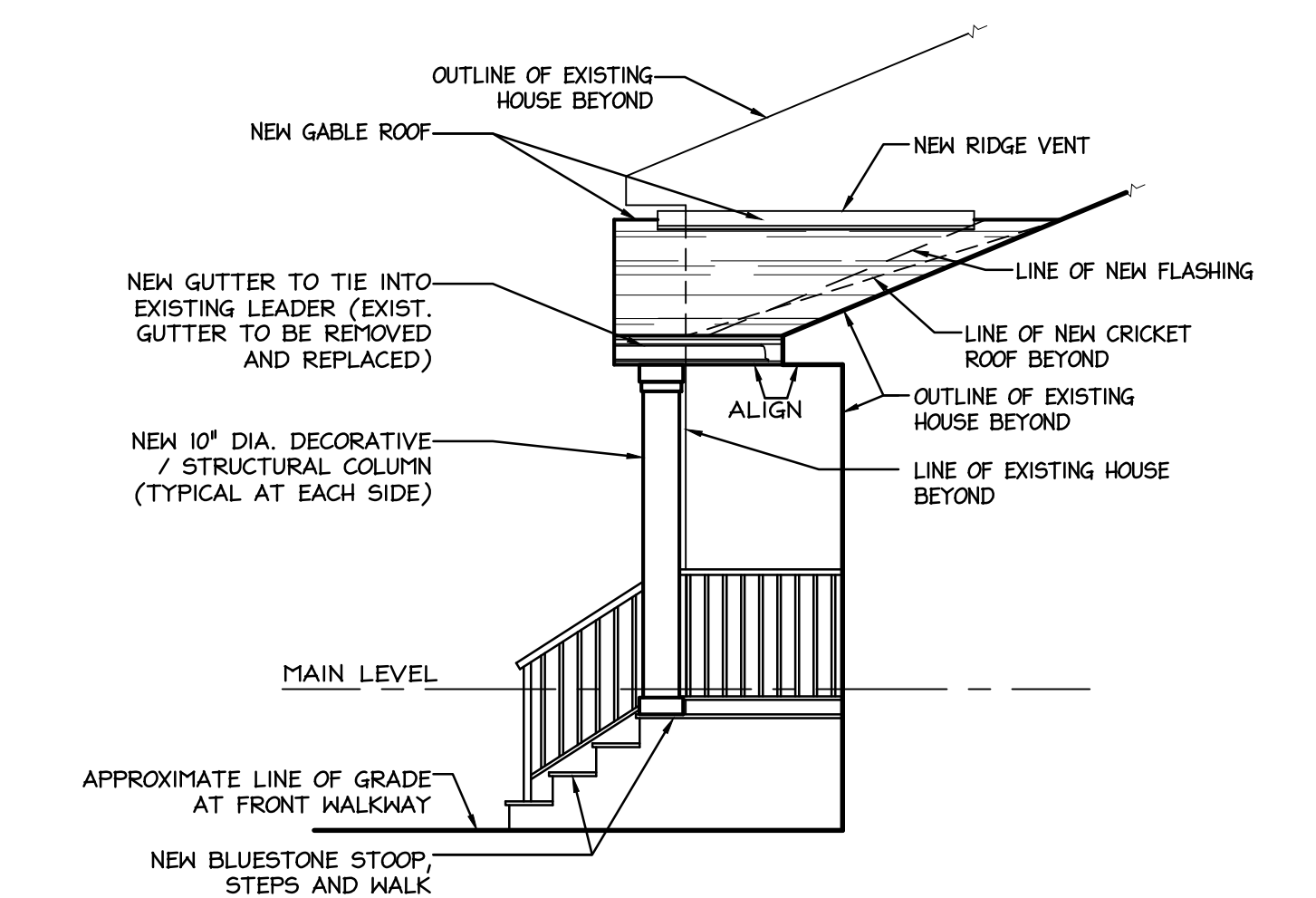
drawing no.
A-1



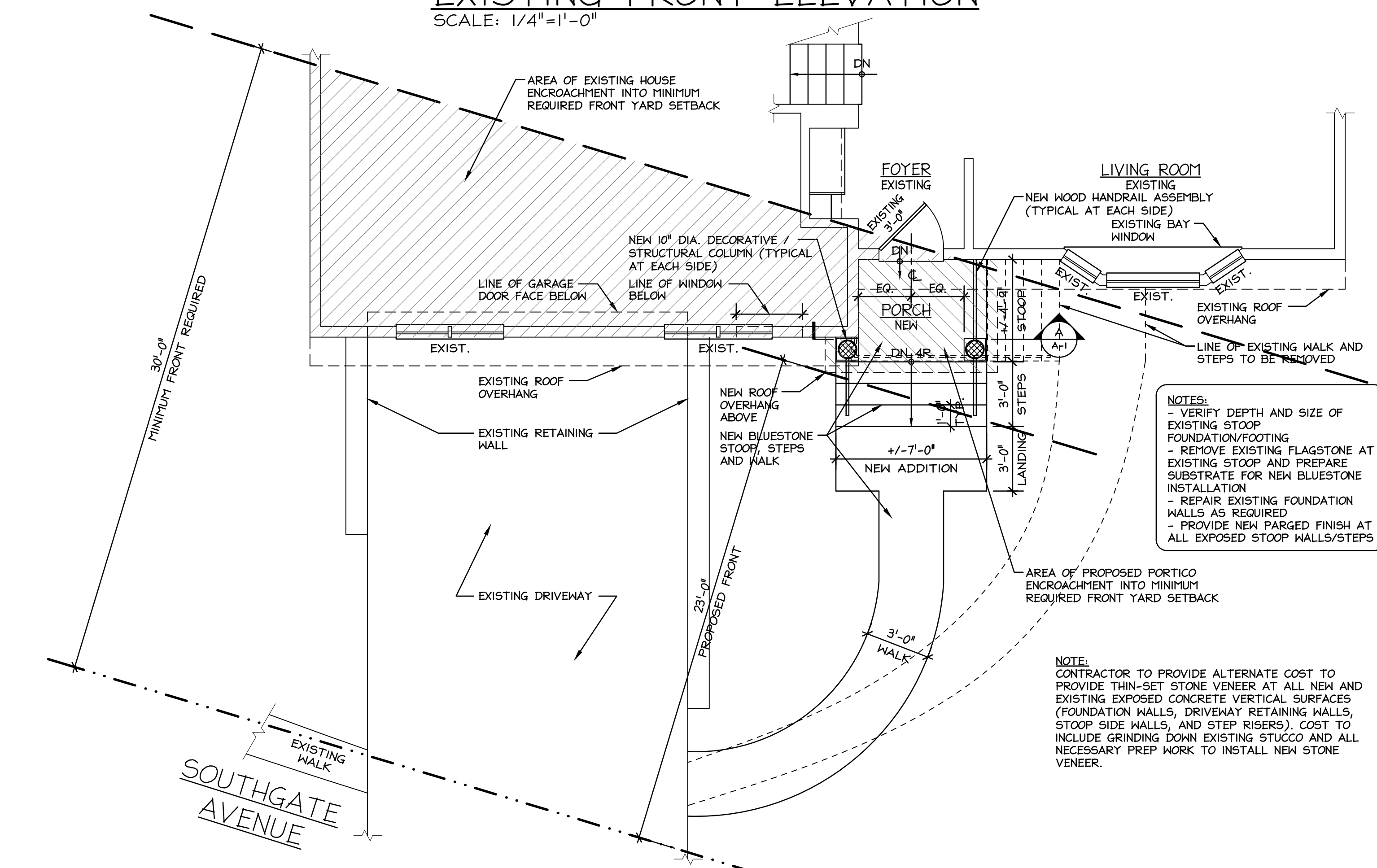
EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



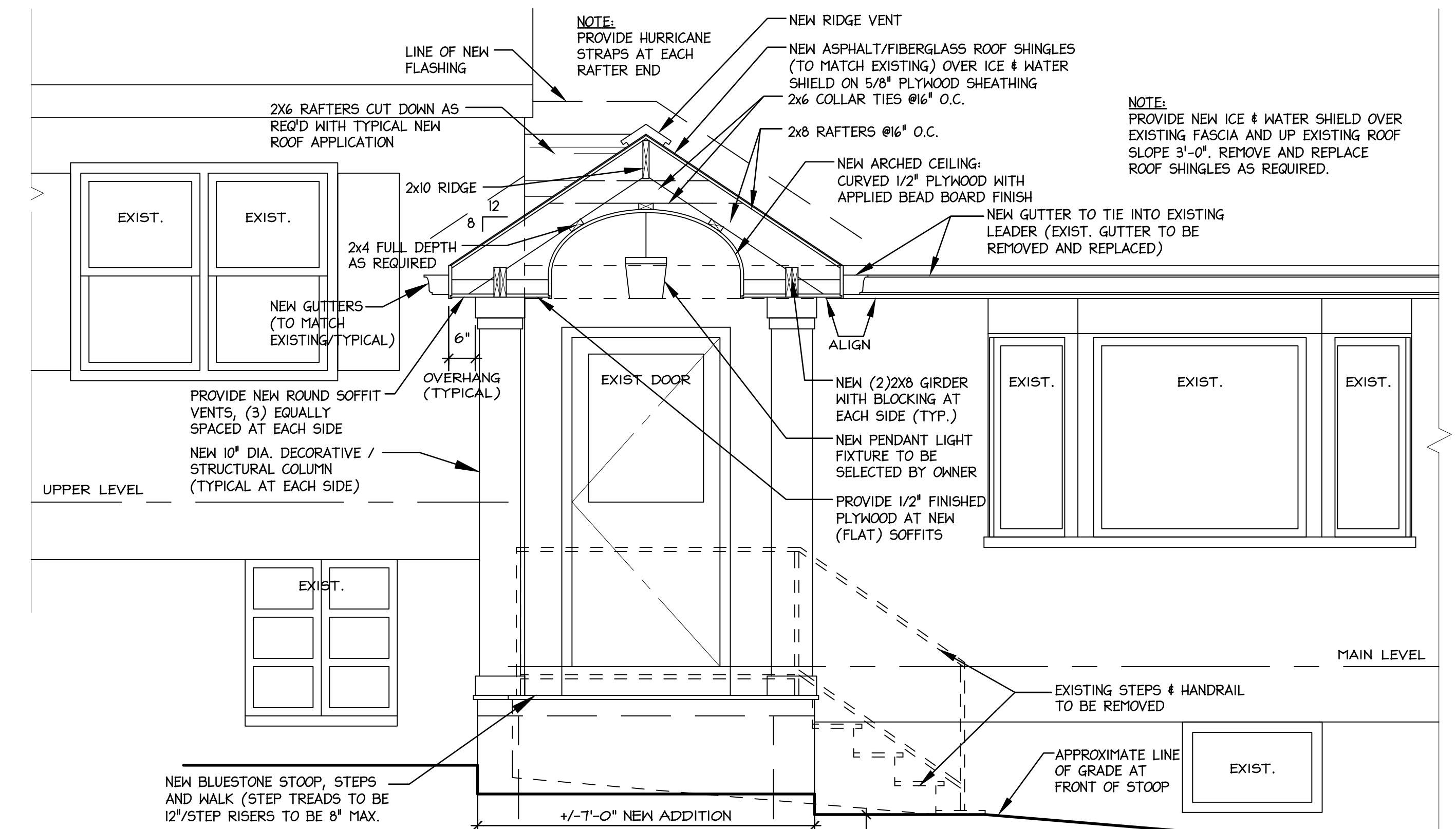
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED ENTRY/PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"



SECTION 'A'
SCALE: 1/2"=1'-0"

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rev. no.	by	date	description
1	bd	8/14/15	revisions per building department comments

drawing title:		general notes & site plan	
project:	proposed portico addition:		date: 6/2/15
jones residence		scale: 1/4"=1'-0"	drawn by: bds
88 southgate avenue, hastings-on-hudson, n.y.		project no. ml5-08	
gregory j. mcwilliams, a.i.a. architect		3 shady lane farm road, ossining, new york 10562 (914) 772-0697	

drawing no. **A-2**





