

APPEAL APPLICATION

Appeal No. _____

Date _____

To the Zoning Board of Appeals, Village of Cold Spring, New York:

I (we) SEAN CONWAY + LUKE HALL residing at 18 MORRIS AVE, COLD SPRING, NY 10516 hereby appeal to the Zoning Board of Appeals from the decision of the Village of Cold Spring Building Inspector, on application for 1 story addition at front of house, bath renovation, garage roof replacement dated 4/4 2024, whereby the Building Inspector [] Granted [] Denied

[] a Building Permit [] Certificate of Occupancy

1. Location of the Property 18 MORRIS AVE, COLD SPRING, NY 10516

2. Zoning District of Property R-N

3. Names and addresses of adjoining property owners: (Including those across the street)

4. Provisions of the Village of Cold Spring Zoning Law involved. (Give article, section, subsection and paragraph by number. Do not quote the ordinance):

5. Appeal is made for

- [] An Interpretation of the Zoning Law or Map.
- [] A Special Permit under the Zoning Law or Map.
- [] A Variance to the Zoning Ordinance or Map.

6. Previous appeal. (If there has been a previous appeal set forth the number and date thereof, the relief sought and the decision thereon):

NA

7. Reason for appeal. (Complete only that part, which relates to type of appeal checked above. Use extra sheets if needed):

a. INTERPRETATION of the Village of Cold Spring Zoning Law or map is requested.

(1) The reason the interpretation is sought is:

NA

(2) An exact statement of the interpretation claimed is:

NA

b. A SPECIAL PERMIT is requested.

(1) The reason the permit is sought:

NA

(2) An exact statement of the use for which the permit is sought:

NA

(3) The facts showing the use is one permitted as a "special use" by the law and the ability of the applicant to comply with the conditions laid down in the law for the grant of a special use permit.

NA

c. VARIANCE to the Village of Cold Spring Zoning Law is requested:

1. An exact statement of the details of the variance sought is:

The proposed one-story addition at the front of the existing house, containing a mudroom and bathroom enlargement, would encroach into the 10' side yard requirement. The existing north side yard is already non-conforming at 5.6'. The proposed side yard set back would be 6.9', therefore we are seeking a 3.1' side yard setback variance. The existing garage is non-conforming as it encroached into the front and side yard set backs. The existing concrete garage roof will be replaced with a new wood framed roof, with new decking and railing.

2. The grounds on which the claimed variance should be granted are:

A variance is being sought in order to solve some practical issues with the existing house and garage. Due to water damage, the existing concrete garage roof is failing, and there is a rotted beam between the external and internal garage. The plan is to remove and replace the concrete roof and the rotted beam. The addition would be built on top of the internal portion of the garage, helping to mitigate water run-off to the garage below.

Although the 50 sf addition is relatively small, it would improve the functionality of the existing house. Its proposed location, with the new mudroom off the existing tight front entry, is the most practical. The bathroom enlargement would make the existing bathroom more accessible.

The proposed addition would be tucked into the open northwest corner of the existing house, and not go past the lines of the existing facades. Its new walls would set back 6" and 12" from the west and north facades, respectively. The massing of the addition would be in keeping with the existing house, with its shed roof the same pitch as the existing front shed dormer and the overhang aligning with the existing. It is designed to blend in and have minimal impact on the existing house and its surroundings.

Signature: Madeline Sanchez
Date: 4/10/24

Please obtain from the Village Clerk at the Village Office, Cold Spring, New York, a copy of the Zoning Law and Zoning Map and review it before submitting the application and before presenting evidence at the hearing. Be prepared to present facts showing the reasons why the Zoning Board of Appeals should grant the application you are making.