

Zoning Conformance Worksheet for the R-1 Residential District **R-N** Village of Cold Spring, NY Zoning Board of Appeals

Property Owner: **SEAN CONWAY + LUKE HALL**
 Address: **18 MORRIS AVE, COLD SPRING, NY**
 Tax Map #: **48.8-4-20**

Date: **4/10/24**

Measurement	Zoning Code	Unit	Existing	Proposed	Change	Notes
Main structure or House						Complete this section for the main house.
Front Yard Setback 1 minimum		25 Feet	25.5'	26.2'	+ .7'	
Front Yard Setback 2 (for corner lots) min.		25 Feet	13.2'	13.2'	NONE	Corner lots have 2 front yards
Rear Yard Setback minimum		20 Feet	66.0'	66.0'	NONE	
Side Yard Setback 1 minimum		10 Feet	5.6'	6.9'	+ 1.3'	
Side Yard Setback 2 (not corner lots) minimum		10 Feet	NA	NA	NA	Corner lots only have 1 side yard.
Lot coverage, main structure maximum	N/A	Percent	13.0%	13.0%	NONE	Percent occupied by the main structure.
Stories maximum		2.5 Story	2.0	2.0	NONE	See § 134-2. Word usage and definitions
Height of the building maximum		35 Feet	18.5'	18.5'	NONE	

Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building NA						Complete this section for sheds, garages and other structures that are not the main house.
Height of the building maximum		20 Feet				
Accessory Building Lot Coverage (area) maximum	N/A	Square Feet				
Rear or Side Yard Setback area where building sits	N/A	Square Feet		N/A	N/A	Use allowed values for rear or side yard to calculate the area in square feet of the side or rear yard where the building sits
Rear or Side Yard occupied by building, maximum		30 Percent				
Front Yard Setback (for corner lots), minimum		25 Feet				Corner lots have 2 front yards
Rear Yard Setback, minimum		10 Feet				
Side Yard Setback 1, minimum		10 Feet				
Side Yard Setback 2 (not for corner lots), minimum		10 Feet				Corner lots only have 1 side yard.

Measurement	Allowed	Unit	Existing	Proposed	Change	Notes
Accessory Building						Complete this section for all buildings
Lot Area (Sq. Ft) minimum	7,500	Square Feet				The minimum allowed lot area.
Total Lot coverage, all structures, max	30	Percent				Include the main house and all accessory buildings.