

Tax Map: 48.8-6-43

APPEAL APPLICATION

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914-403-2999

Appeal No. _____
Date _____

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

I (we) Matthew Beachak residing at
11 Garden Street, 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 Building alteration and expansion
dated November 8, 2023.

whereby the Building Inspector ☐ Granted ☒ Denied

☒ a Building Permit ☐ Certificate of Occupancy

1. Location of the Property 133-135 Main Street, Cold Spring, NY 10516

2. Zoning District of Property B-1

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 Do not quote the ordinance):
134-17M (off-street parking); 134-6J/Table 6B (Dimensional Requirements)

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):

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

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

- 1) A variance is requested to allow more than one parking space to be counted within the driveway area.
- 2) A variance is requested to exceed the maximum Building % of Lot Coverage by 5%.

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

- 1) The driveway has adequate space to accommodate up to 4 cars.
- 2) The Lot Area is pre-existing, non-conforming, creating a constraint on the use of the lot. The minimum lot size of 5,000 sf would permit a building area coverage of 1750 sf at 35% coverage measured at the ground plane. Our proposed building area, including the existing structure, new additions, covered front porch, and portion of rear deck with overlying structure measures 1,748.8 sf, which would otherwise be conforming to the building area relative to the lot size. The subject lot size is 4356.5 sf (after the intended front yard purchase in motion with the VBoT), resulting in a Building % of Lot Coverage= 40%. The massing, scale, setbacks, and area coverage is consistent with the neighboring structures and the character of the B1 District.

Signature: _____



Date: 11-22-23

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.