ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, November 19, 2014 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

Cal. #21-14-BZ

Application of Richard M. Dickens, 24 Cove Road, South Salem, New York for a variance of Article IV § 220-23E of the Zoning Ordinance in the matter of a deck that is closer to side lot line (4.8' & 9.2' where 12' is required) in an R-1/4A, Residential District.

The property is located on the south side of (#24) Cove Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 33A, Block 11157, Lot 21, in an R-1/4A, One-Quarter Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 6th day of November, 2014
in Cross River, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
ROBIN PRICE, JR.
CHAIRMAN

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

Town of Lewisboro

Onatru Farm, Elmwood Road, South Salem, New York 10590

APPLICATION TO BOARD OF APPEALS

*Cal. No. 21-14-BZ (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT

Applicant: Name RICHARD M. DICKENS

Address 24 COVE ROAD SOUTH SALEM, NY 10590

Phone: Phone: Work ..... Home (914) 763-8318

Owner: Name RICHARD M. DICKENS

Address 24 COVE ROAD SOUTH SALEM, NY 10590

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO: Application is hereby made for:

- [x] A Variation of Article ..... Section 220-23E of the Zoning Ordinance.
- [ ] A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.
- [ ] An Interpretation of the Zoning Ordinance or Zoning Map.
- [ ] A Variation of Section 280 (a) of the Town Law.
- [ ] An Appeal from an Order of the Building Inspector to correct a Violation of the Housing Code. Code Section. .....
- [ ] (Other) .....

and further described as follows: Deck built 1985 under permit # 010786 located closer to side line (4.8 and 9.2') where 12' is required -

III. IDENTIFICATION OF PROPERTY

Location of Affected Premises: 24 COVE ROAD SOUTH SALEM, NY 10590

Tax Map location: Sheet 33A Block 1115.7 Lot(s) 21

Zoning District 3A Lot Area .170 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals been filed in regard to these premises? NO
(If yes, give calendar number and date)

Cal. No. ..... Date ..... Cal. No. ..... Date .....

Cal. No. ..... Date ..... Cal. No. ..... Date .....

Has court summons been served relative to this matter? NO

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located?
NO

Attached hereto and made a part of this application, I submit the following:

a) A copy of the ground and floor plans with all necessary measurements.

✓b) A property survey.

c) A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION

Signature of Applicant: Richard M. Dickens Date 10/18/14

* EXPIRATION: (Section 415.5) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

** Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

** Accessory Apartment applications will also require an additional fee for filing the legal instrument with the County of White Plains.

VI. RECEIPT

Date Received by Clerk 10/20/2014 Fee Received $ 252.—

Receipt # 25707

(over)

AFFIDAVIT OF OWNERSHIP

State of New York,
County of Westchester .....Richard Dickens..... being duly sworn, deposes and says that he resides at .24 Cove Rd..... in the Town of .South Salem..... in the County of .Westchester..... in the State of .New York..... and that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number ....21.... in Block 1157.... on Sheet .33A... and that he hereby authorizes ..... to make the annexed application in his behalf and that the statements of fact contained in said application including the statements contained in all of the exhibits transmitted herewith are true.

Sworn to before me, this ....20th.....

day of .October....., 2014

...Julie McCormick.....
(sign here)

(over)

Julie Ann McCormick
Notary Public, State of New York
Registration #01MC6293429
Qualified in Westchester County
Commission Expires December 9, 2017

Building Permit

TOWN OF LEWISBORO

South Salem, New York 10590

914-763-3060

010786

Application No. 344-85

Permit is hereby issued to: Richard Dickens
(Applicant)

same Route 1 Box 214 B Deming NM 88030
(Owner) (Address)

to construct an addition to a one family residence
(solarium and deck)

on property designated on the Tax Map as Sheet 33B Block 11157

Lot 21 and located on s/s Cove Road

pursuant to above numbered application, and plans and specifications approved by the Building Inspector.

Cost of Construction $ 7,000 Fee $ 28 pd

Date November 14, 1985 Robert B. Cudney
Building Inspector

A CERTIFICATE OF OCCUPANCY WILL BE REQUIRED BEFORE BUILDING IS USED

PLEASE TAKE NOTICE:

The following violations of the Building Code Ordinance shall be subject to the imposition of a civil penalty as follows:

1. For occupying or using a building or structure without first having obtained a Certificate of Occupancy or Compliance; for each week of such occupancy or use a civil penalty of $500.00

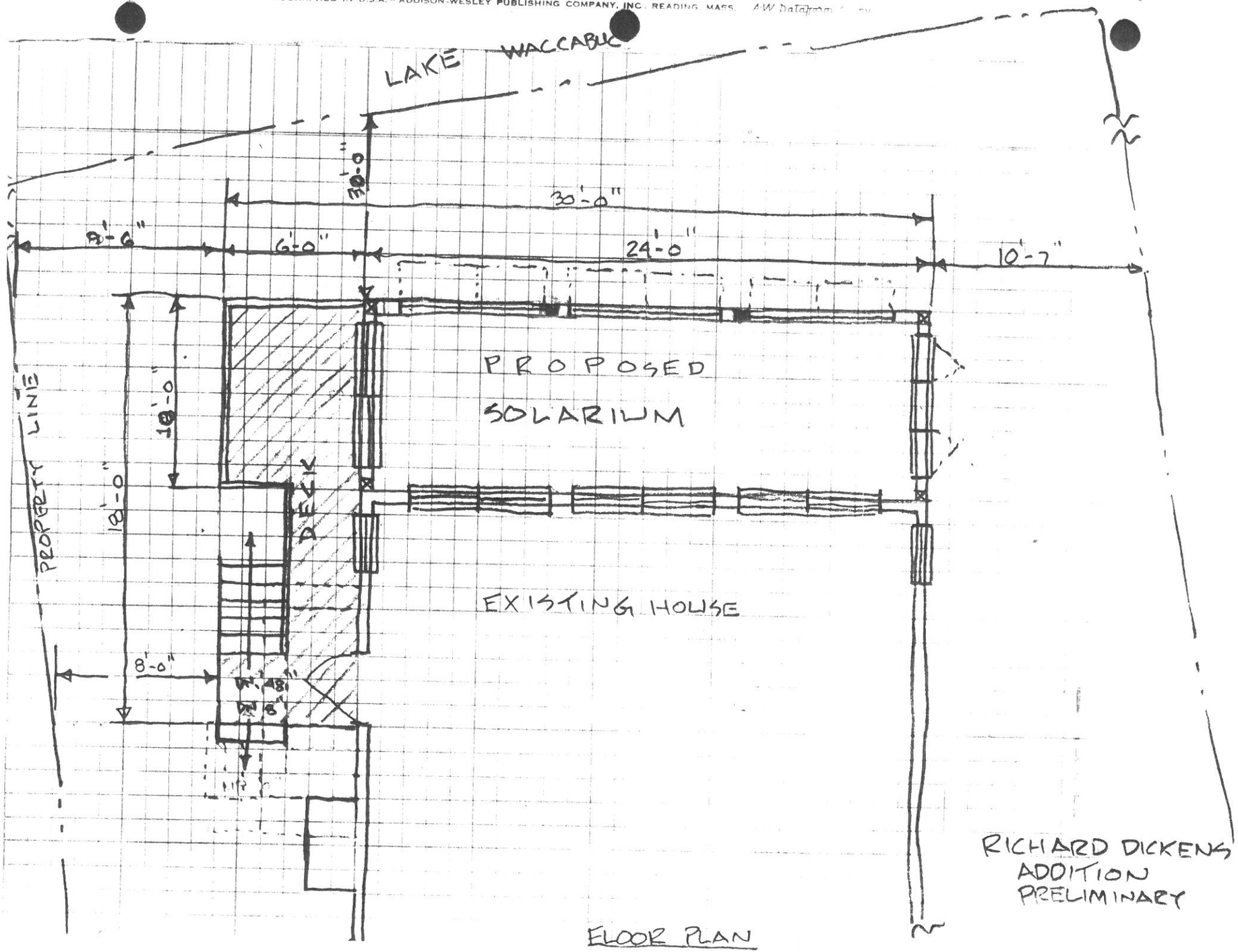
2. For commencement of any work requiring a permit without first having obtained a permit: A civil penalty of $ 75.00

3. For each failure to call for a periodic inspection as required: a civil penalty of $100.00 (see above list of required inspections)

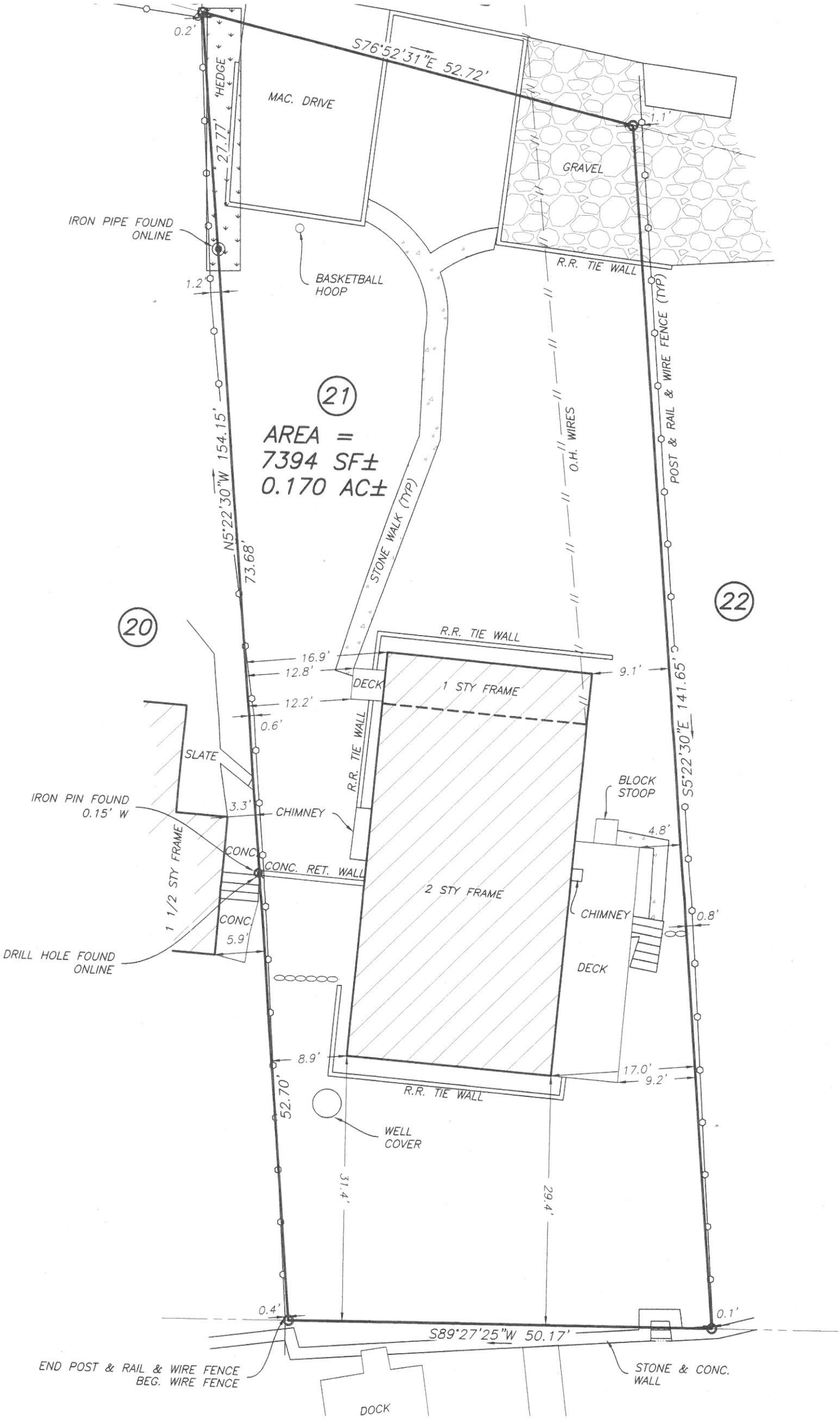
4. For violation of a stop-work order: A civil penalty of $1000.00 for each day of violation.

WORKING HOURS 7 AM - 7PM Monday thru Saturday

LITHOGRAPHED IN U.S.A. – ADDISON-WESLEY PUBLISHING COMPANY, INC. READING, MASS. AW Dataform



FLOOR PLAN


0.2'
S76°52'31"E 52.72'
HEDGE
MAC. DRIVE
27.77'
1.1'
GRAVEL
IRON PIPE FOUND ONLINE
BASKETBALL HOOP
1.2'
R.R. TIE WALL
POST & RAIL & WIRE FENCE (TYP)
21
AREA =
7394 SF±
0.170 AC±
O.H. WIRES
N5°22'30"W 154.15'
73.68'
STONE WALK (TYP)
22
20
R.R. TIE WALL
16.9'
12.8'
DECK
1 STY FRAME
9.1'
12.2'
0.6'
SLATE
R.R. TIE WALL
S5°22'30"E 141.65'
BLOCK STOOP
IRON PIN FOUND 0.15' W
3.3'
CHIMNEY
4.8'
CONC.
CONC. RET. WALL
2 STY FRAME
1 1/2 STY FRAME
CHIMNEY
0.8'
CONC.
5.9'
DRILL HOLE FOUND ONLINE
DECK
8.9'
17.0'
9.2'
R.R. TIE WALL
52.70'
WELL COVER
31.4'
29.4'
0.4'
0.1'
S89°27'25"W 50.17'
END POST & RAIL & WIRE FENCE
BEG. WIRE FENCE
STONE & CONC. WALL
DOCK

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, November 19, 2014 at 7:30 P.M., at the Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza, Lower Level, 20 North Salem Road, Cross River, New York regarding the following:

Cal. #22-14-BZ

Application of Renee Goldstein, 26 Cove Road, South Salem, New York for a variance of Article III § 220-9D (2) and Article IV § 220-23E of the Zoning Ordinance in the matter of an increase in non-conformity other than use due the second story addition on an existing garage totaling 1101 square feet where 600 square feet is permitted and that will be closer to the side line than permitted (2.93' proposed where 12' is required), and closer to the front property line (23.48' proposed where 25' is required) and closer to the street center line than required (35' proposed where 50' is required) in an R-1/4A, Residential District.

The property is located on the south side of (#26) Cove Road, designated on the Tax Maps of the Town of Lewisboro as Sheet 33A, Block 11157, Lot 20, in an R-1/4A, Quarter Acre Residential District.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at Orchard Square, 20 Cross River Shopping Plaza (PO Box 725), Lower Level, 20 North Salem Road, Cross River, New York 10518 during regular business hours. At such hearing, all interested parties may attend and will be heard.

Dated this 6th day of November, 2014
in Cross River, New York

By:

ZONING BOARD OF APPEALS
TOWN OF LEWISBORO
ROBIN PRICE, JR.
CHAIRMAN

The Town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance.

Town of Lewisboro

P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 22-14-BZ (B.Z.) **Cal. No. ..... (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: MARY F SCOTT Phone: 914 2416262

Address 33 FAIRWAYS DRIVE MT KISCO E-Mail MFSCOTTARCH@GMAIL.COM

Owner's Name: RENEE GOLDSTEIN Phone: h. 977-3860 c 419-6623

Address 26 COVE RD S. SALEM E-Mail RENEELGOLDSTEIN@GMAIL.COM

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:
Application is hereby made for:

☑ A Variation of Article ..... Section 220-23G 220-9D(2) of the Zoning Ordinance.

☐ A Special Permit pursuant to Article ..... Section ..... of the Zoning Ordinance.

☐ An Interpretation of the Zoning Ordinance or Zoning Map.

☐ A Variation of Section 280 (a) of the Town Law.

☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code Section .....

☐ (Other) .....

AND FURTHER DESCRIBED AS FOLLOWS: PROPOSED 2ND FLR ON EXIST'G GARAGE WILL BE 2.93' FROM SIDE, WHERE 12' IS REQ'D AND 35' FROM CENTER RD. WHERE 50' IS REQ'D (23.48' FT FROM LOT LINE, WHERE 25' IS REQ'D)

III. IDENTIFICATION OF PROPERTY: ACCESSORY BUILDING WILL BE OVER 600SF TOTAL FLOOR AREA (1101 SF) AND INCREASE IN NON-CONFORMITY OTHER THAN USE.

Location of Affected Premises: 26 COVE ROAD

Tax Map: Sheet ~~33-13~~ 33A Block ~~2~~ 11157 Lot(s) ~~38~~ 20

Zoning District: R1/4A Lot Area: 1890 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises? .....
(If yes, please give calendar number & date)

Cal. No. 14-14-BZ Date 7.30.14 Cal. No. ..... Date .....

Cal. No. ..... Date ..... Cal. No. ..... Date .....

Has a court summons been served relative to this matter? NO

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located? .....

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: Renee Goldstein Date: 10/12/14

VI. RECEIPT:

Date Received by Clerk 10/15/2014 Fee Received $ 252.00 ~~CTE~~ ~~DEC~~

Check #: 3331 Receipt #: 25294

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, of if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

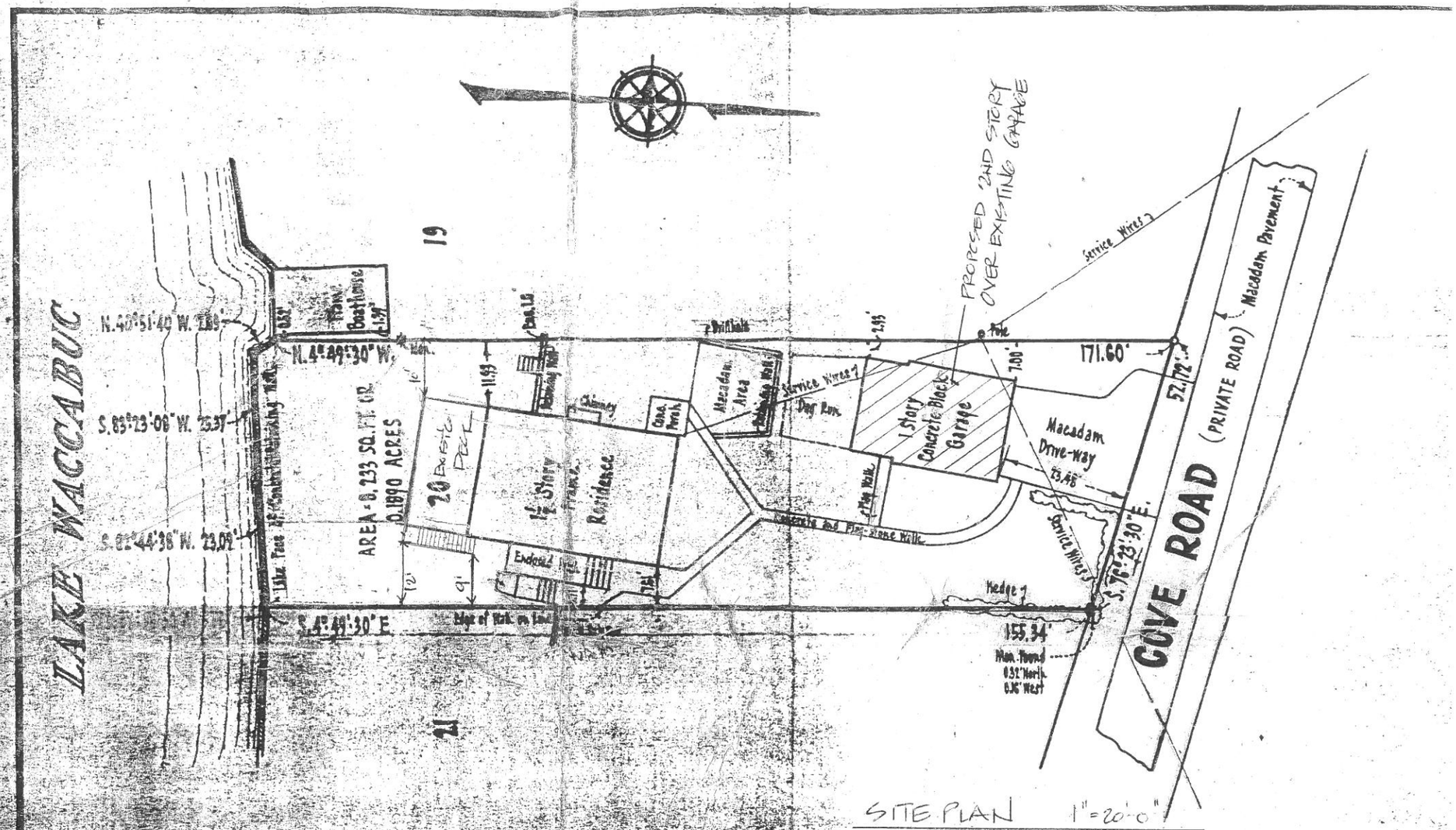
State of New York, RENEE GOLDSTEIN being duly sworn, deposes
County of
and says that he resides at 26 COVE ROAD in the Town of LEWISBORO
in the County of WESTCHESTER in the State of N.Y. and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number 33A in Block 11157 on Sheet 20 and that he hereby authorizes MARY F. SCOTT to make the annexed application in his behalf and that the statements of fact contained in said application including the statements contained in all of the exhibits transmitted herewith are true.

Sworn to before me, this 12th
day of OCT. 2014

Renee Goldstein
(sign here)

JOSE L. PEREZ JR.
Notary Public, State of New York
No. 01PE4991827
Qualified in Dutchess County
Term Expires Feb. 10, 2018

(over)



SITE PLAN 1"=20'-0"
26 COVE ROAD
SOUTH SALEM, NY

Premises hereon being Lot 20 as shown on map entitled "Map of Section No. 1 of George I. Roscoe Subdivision. Filed in the Westchester County Clerks Office Division of Land Records February 4, 1924 in Volume 57 Page 11.

Guaranteed to Port Chester-Rye Savings Bank and the Inter-County Title Guaranty and Mortgage Company in accordance with the Minimum Standards for Title Surveys of the New York State Land Title Association.

PREMISES HEREON BEING LOCATED ON SHEET
BLOCK 1157 IN WESTCHESTER COUNTY BLOCK IN

SURVEY OF PROPE