



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**April 16, 2024
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet on Tuesday, April 16, 2024, at 7:00 p.m., in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Regular Meeting

1. Approval of the March 19, 2024, minutes
2. Review and hold a public hearing for the application submitted by Jason and Jodi McCredo, 11 Highland Place, Tax Grid No. 30-6054-31-327768-00, in the R1-5 Zoning District, to relocate the driveway to the front of the home, which requires relief from the following: Â Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Â§223-17C.
3. Review and hold a public hearing for the application submitted by Nicholas Merrifield and Julia Rixon, 48 Church Street, Tax Grid No. 30-5954-28-944902, in the R1-5 Zoning District, to allow an addition to the rear of the existing second floor of the home, which requires relief from the following: Â Section 223-17.D to allow for a 4 ft 5 in side yard setback (10 ft required)

City of Beacon Zoning Board of Appeals Agenda
04/16/2024

Title:

Approval of the March 19, 2024, minutes

ATTACHMENTS

City of Beacon Zoning Board of Appeals Agenda
04/16/2024

Title:

Review and hold a public hearing for the application submitted by Jason and Jodi McCredo, 11 Highland Place, Tax Grid No. 30-6054-31-327768-00, in the R1-5 Zoning District, to relocate the driveway to the front of the home, which requires relief from the following:

- a. Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in §223-17C.

ATTACHMENTS

[11 Highland ZBA 4.16.24 ZBA app.pdf](#)

[11 Highland Pl denial ltr 3.21.24.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Jason and Jodi McCredo

ADDRESS: 11 Highland Place

Beacon, NY 12508

TELEPHONE: 718-506-8635

E-MAIL: jodimccredo@gmail.com

APPLICANT (if not owner): Same

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: N/A

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 11 Highland Place
Beacon, NY 12508

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 31 LOT 327768

Section of Zoning Code appealed from or Interpretation desired:

223-26 C Location, use, design, construction and maintenance.

I would like a variance to the front yard requirement so I can build a circular driveway in front of my house.

Reason supporting request:

Highland Place is a very small street and the planning board recently approved three new homes to be built directly opposite my house. Since there is no access to the parcel across from me, all four homes can only be accessed through Highland. Parking is becoming more and more difficult, and last week a truck crashed into my car in front of my house.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Date: 3/2/2024

Jodi McCredo
Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
ESCROW FEE:	\$1000
I & I INSPECTION:	\$50

Jodi McCredo
Applicant's Signature

FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://beaconny.gov/>****INDIVIDUAL DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Jason and Jodi McCredoAddress of Applicant: 11 Highland Place Beacon, NY 12508Telephone Contact Information: 718-506-8635**SECTION B.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Jodi McCredo	11 Highland Place Beacon, NY 12508	718-506-8635	9/30/2005 Purchase	9/30/2005 Beacon
Jason McCredo	11 Highland Place Beacon, NY 12508	646-314-2540	9/30/2005 Purchase	9/30/2005 Beacon

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES

☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Jodi McCredo being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Jodi McCredo

(Signature) Jodi McCredo

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://beaconny.gov/>

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity N/A	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity N/A	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

--	--

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Jason and Jodi McCredo	11 Highland Place Beacon, NY 12508	718-506-8635	9/30/2005 Purchase	9/30/2005 Beacon

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES

☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES

☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant’s interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☐

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☐

NO

I, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) _____

(Signature) _____



City of Beacon New York

Certificate of Inspection Application

Parcel Address 11 Highland Place Beacon, NY 12508

Tax ID Number 605431327768

Property Owners Information:

Name Jason and Jodi McCredo

Mailing Address 11 Highland Place Beacon, NY 12508

Business Phone # _____ Home Phone # _____

Cell Phone # 718-506-8635 E-mail Address jodimccredo@gmail.com

Jodi McCredo
Signature of Owner

For office use only:

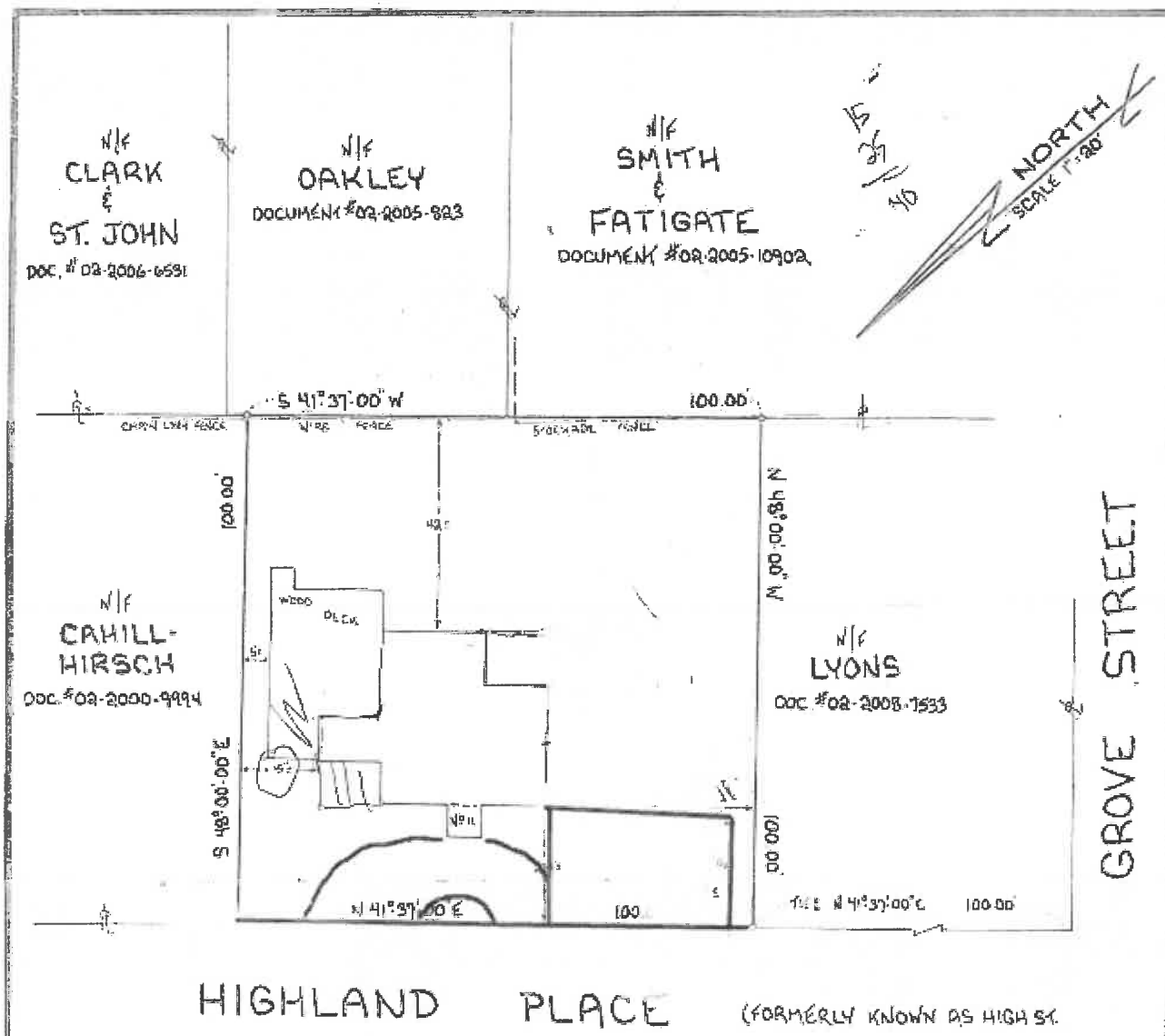
	Connected to sanitary sewer	Disconnected	Waiver Requested	Waiver Approved
Roof Leaders	_____	_____	_____	_____
Sump Pump	_____	_____	_____	_____
Yard drain	_____	_____	_____	_____
Other (describe)	_____	_____	_____	_____

Signature of Inspector

Inspection Date _____

Expiration Date _____

FEE: \$50.00





CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

March 21, 2024

Jason McCredo
11 Highland Place
Beacon, NY 12508

Dear Mr. Scali,

I have received your application to relocate the driveway for your home located at 11 Highland Place which is in the R1-10 Zoning District. The application is being denied since the parking spaces are being proposed in the required front yard of the home.

223-26 C (1) Location The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in § 223-17C.

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

Sincerely,

Bruce Flower
Building Inspector

City of Beacon Zoning Board of Appeals Agenda
04/16/2024

Title:

Review and hold a public hearing for the application submitted by Nicholas Merrifield and Julia Rixon, 48 Church Street, Tax Grid No. 30-5954-28-944902, in the R1-5 Zoning District, to allow an addition to the rear of the existing second floor of the home, which requires relief from the following:

- a. Section 223-17.D to allow for a 4 ft 5 in side yard setback (10 ft required)

ATTACHMENTS

[48 Church ZBA 4.16.24 app.pdf](#)

[48 Church St denial ltr 3.27.24.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Julia Raxon & Nicholas Merrifield

ADDRESS: 2 N Lockey Woods Rd
Beacon NY 12508

TELEPHONE: 516-319-7035

E-MAIL: Juliarexon@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: self

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 48 Church Street,
Beacon, NY 12508

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 28 LOT 944902

Section of Zoning Code appealed from or Interpretation desired:

Section 223-10 Non-conforming Uses and Structures

Reason supporting request:

There are existing non-conformities with the property, our proposed addition for a second story does not extend or alter the existing non-conformity. The setback will be unchanged.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

ZBA Siteplan - addition & renovation

Date: 3/25/2024

Julia Raxon

Owner's Signature

Julia Raxon

Applicant's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
ESCROW FEE:	\$1000
I & I INSPECTION:	\$50

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Julia Raxon & Nicholas Merrifield

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: 2 N Lockey Woods Rd, Beacon NY 12508

Project Address: 48 Church Street Beacon NY 12508

Project Tax Grid # _____

Type of Application Zoning Board Appeal

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Julia Raxon, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon ✓
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ✓
3. ALL tax payments due to the City of Beacon are current ✓
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ✓
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon ✓
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current ✓

Julia Raxon
Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<u>X</u>	<u> </u>	<u>MP</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u> </u>	<u>X</u>	<u>KM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u> </u>	<u>X</u>	<u>KM</u>

FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://beaconny.gov/>****INDIVIDUAL DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Julia Raxon & Nicholas MerrifieldAddress of Applicant: 2 N Lockey woods rd, beacon NY 12508Telephone Contact Information: 516-319-7035**SECTION B.** List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Julia Raxon	2 N Lockey Woods Rd, Beacon NY 12508	516-319-7035	1/24/2024	
Nicholas Merrifield	2 N Lockey Woods Rd Beacon NY 12508	310-666-7912	1/24/2024	

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☒ NO

I, Julia Raxon being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Julia Raxon

(Signature) Julia Raxon

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://beaconny.gov/>

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

--	--

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Julia Rexon	2 N Lockey Woods Rd Beacon NY 12508	5163197035	1/24/2024	
Nicholas Merrifield	2 N Lockey Woods Rd Beacon NY 12508	3106667912	1/24/2024	

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES

☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES

☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Julia Rexon	2 N Lockey Woods Rd Beacon NY 12508
Nicholas Merrifield	2 N Lockey Woods Rd Beacon NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant’s interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☒

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

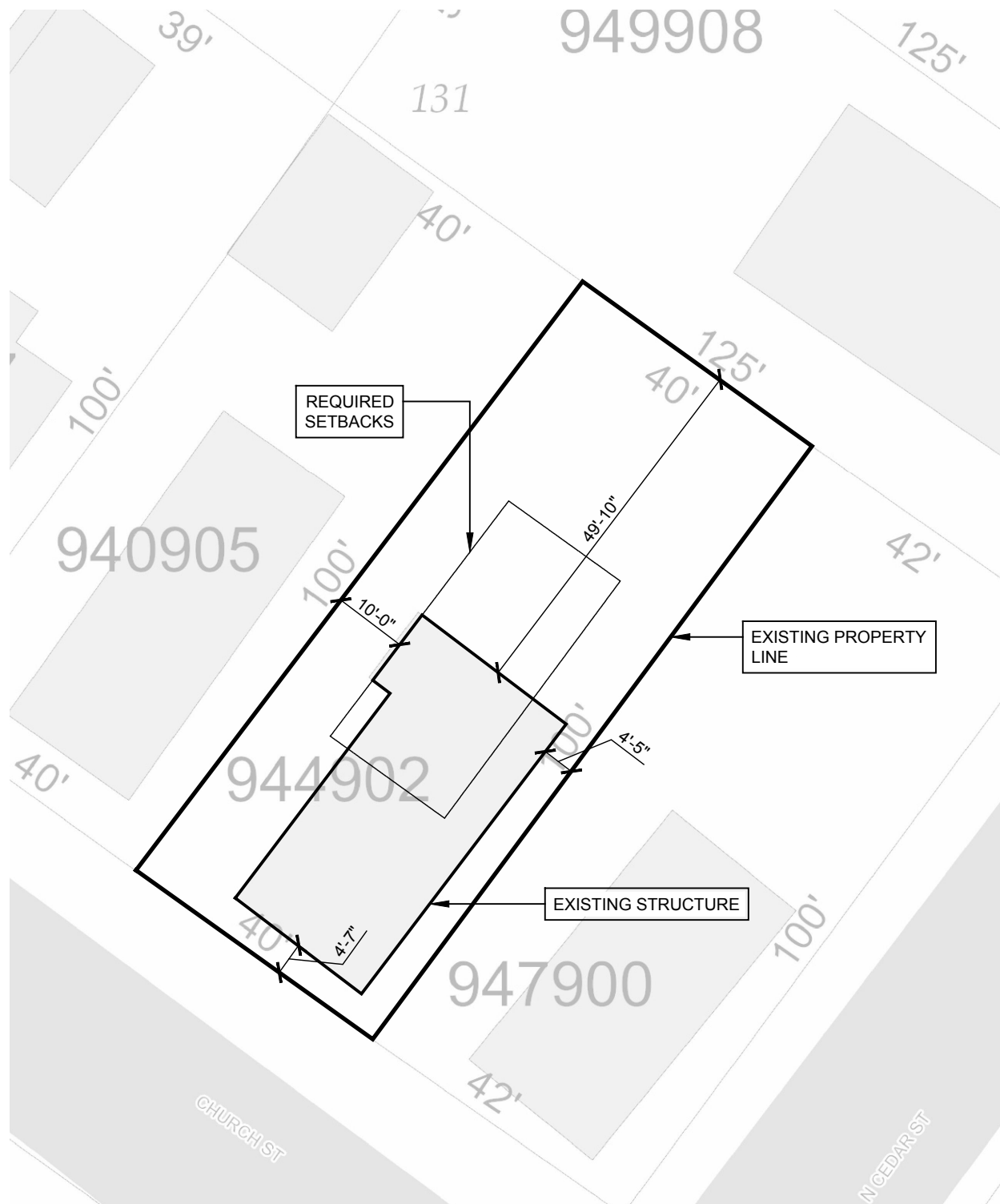
☒

NO

I, Julia Rexon being first duly sworn, according to law, deposes and says that I am (Title) N/A, an active and qualified member of the N/A, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Julia Rexon

(Signature) Julia Rexon



1 PLOT PLAN
SCALE: 1:250



2 SITE PLAN
SCALE: 1:250

COPYRIGHT© ALL RIGHTS RESERVED



BAR DOWN STUDIO
PO Box 721, Beacon, NY 12508
845.559.3187

Project Title
**ADDITION & RENOVATION
48 CHURCH STREET
BEACON NY 12508**

Drawn By: DH
Checked By: -
BDS Proj. #: 23-12
Date: 24 MAR 2024

Sheet Title
**ZBA
SITE PLAN**

CONSTRUCTION DOCUMENTS



CITY OF BEACON New York Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

March 27, 2024

Nicholas Merrifield
Julia Rexon
2 N Lockey Woods Road
Beacon, NY 12508

Dear Mr. Merrifield,

I have received your application for an addition to the rear of the second floor of your home located at 48 Church St. (Grid #5954-28-944902) which is in the R1-5 Zoning District. The plan shows the addition will not have a proper side yard setback on the east side which does not conform to the current Schedule of Dimensional Regulations. The required setback for the side yard is 10'. As per the plot plan only 4'-5" is being provided on the east side yard.

223-17. D Schedule of Dimensional Regulations

Side Yard

Required side yard setback 10'

Proposed side yard setback 4'-5"

The requested variance is 5'-7"

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

Sincerely,

Bruce Flower
Building Inspector