



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**January 22, 2025
7:00 PM
Zoning Board of Appeals Agenda**

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

Approval of the November 19, 2024, minutes

Regular Meeting

1. Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, in the T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following: Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)
2. Review and hold public hearing on application submitted by Francis Devoe, 112 Washington Avenue, Tax Grid No. 30-6054-31-367767, in the R1-10 Zoning District, to construct a front deck and stairs, which requires relief from the following: Section 223-17.D. to allow for a 10 ft front yard setback (20 ft required)

City of Beacon Zoning Board of Appeals Agenda
01/22/2025

Title:

Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, in the T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following: Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)

ATTACHMENTS

[5 Willow ZBA 10.16, 11.19, 12.17.24, 1.22.25 app.pdf](#)

[5 Willow St denial ltr 8.5.24.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24, 1.22.25 Sheet 1_Site Plan ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24, 1.22.25 Sheet 2_Existing Conditions Demo Plan_ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24, 1.22.25 Sheet 3_Building Plans_ZBA Resubmission_1_240924.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Susan BattersbyADDRESS: 5 Willow StreetBeacon, NY 12508

TELEPHONE: _____

E-MAIL: _____

APPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Aryeh Siegel ArchitectADDRESS: 84 Mason CircleBeacon, NY 12508TELEPHONE: 845-838-2490

E-MAIL: _____

PROPERTY LOCATION: 5 Willow StreetZONING DISTRICT: TTAX MAP DESIGNATION: SECTION 5954BLOCK 27 LOT 820961

Section of Zoning Code appealed from or Interpretation desired:

Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D.Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D

Reason supporting request:

The accessory building proposed to be used as a dwelling unit is existing. Renovation would allow restoration of existing 1800s barn and the applicant's family to occupy the property to provide support.

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

Site Plan, survey, existing and proposed floor plans.Date: September 24, 2024

Owner's Signature



Applicant's Signature

Fee Schedule

AREA VARIANCE \$ 250

USE VARIANCE \$ 500

INTERPRETATION: \$ 250

*****escrow fees may apply if required by Chairman*****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Susan Battersby

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: 5 Willow Street

Project Address: 5 Willow Street

Project Tax Grid # 5954-27-820961

Type of Application Zoning Board Variance Application

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, Susan Battersby, 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 ☒



Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO

YES

Initial

X

MP

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

KLJM

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

KLJM

text here

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

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: Jeffery Battersby, (POA Susan C. Battersby)Address of Applicant: 1 Mountain Lane, Beacon, NY 12508Telephone Contact Information: 845.705.4588**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.
of Susan C. Batts				

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

(Print) Jeffery Battersby

(Signature)





CITY OF BEACON New York Building Department

Bruce Flower
Building Inspector

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

August 5, 2024

Susan Battersby
1 Mountain Lane
Beacon, NY 12508

Dear Mrs. Battersby,

I have received your application for the reconstruction of the existing garage to be converted to a dwelling unit and breezeway connection to the main building for your property located at 5 Willow Street (Grid #5954-27-820961) which is in the Transitional Zoning District (T District). When complete this would create a 3-family home on the property as one structure. The application is being denied at this time due to insufficient side and rear yard setbacks which are required for the main building on the property. The required setback for the side yard is 10' and the rear yard is 20'. As per the proposed plan only 1.0' is being provided on the side yard and 1.49' proposed in the rear yard.

223-17. D Schedule of Dimensional Regulations

Side Yard

Required side yard setback 10'

Proposed side yard setback 1.0'

The requested variance is 9.0'

Rear Yard

Required ~~side~~ ^{rear} yard setback 20'

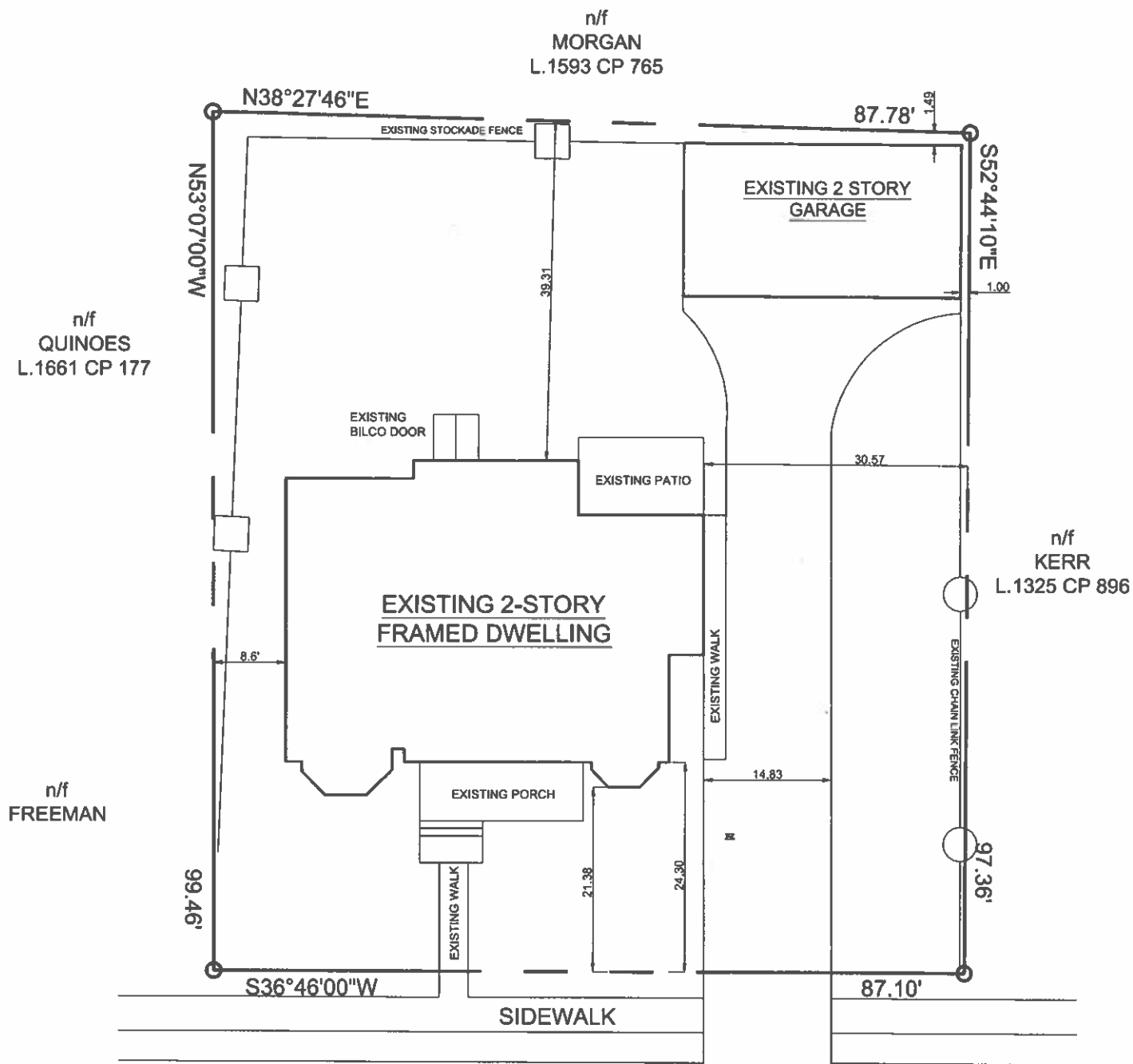
Proposed ~~side~~ ^{rear} yard setback 1.49'

The requested variance is 18.51'

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,

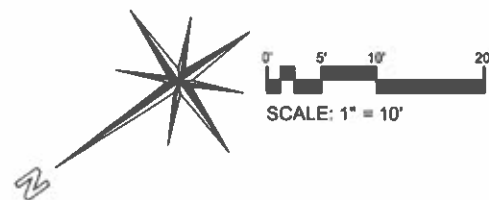
Bruce Flower
Building Inspector



WILLOW STREET

EXISTING CONDITIONS INFORMATION FROM
A PAPER COPY OF A SURVEY BY PETER
HUSTIS, L.L.S. DATED JULY 28, 2003

REQUIRED.



2,500 SF/DWELLING.

SIDE 10'
REAR 20'

8276 SF. EXISTING.

T-ZONE.

3 DWELLINGS OK
7500 REQUIRED.

Zoning Regulations Table																
	Maximum Lot Size Area				Required Setbacks			Existing Setbacks			Maximum Building Height	Existing Building Height				
	Area	Per Unit	Width	Depth	Front	Side	Rear	Front	Side	Rear						
Zoning District																
T (Transitional)	5000	2500	50	100	10'	10'	20'	78.25'	1.0' ** 54.6'	1.49' **	2.5 Stories 35'	2 Stories				
** Variance required																

5 WILLOW STREET



Location Map

1" = 200'

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-27-820961
Lot Area:	8,604 square feet
Existing Building Footprint:	1,569 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Two Family Residential & Vacant Barn / Garage
Proposed Use:	Multi-Family Residential for a total of 3 Dwelling Units

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit	2 existing dwelling units + 1 new dwelling unit	6 parking spaces
Total Required Parking Spaces		6 Parking Spaces
Total Proposed Parking Spaces		6 Parking Spaces

Notes:

- The application is for the conversion of an existing accessory structure (garage) to a dwelling unit in a multi-family dwelling.
- The existing 2-family house will be connected to the existing accessory structure with a new breezeway connection to create a 3-family residence in one structure.
- The existing accessory structure is a historic barn/garage that has been in its existing location for decades. The Applicant intends to restore the historic structure and incorporate it into the proposed multi-family house, which is permitted in the T District.
- The Applicant requests a Variance for the Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 9.0 feet
- The Applicant requests a Variance for Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 18.51 feet.
- Applicant does not believe an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of this variance since the accessory structure has been in place for decades.
- The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
- The applicant does not believe the requested variance is substantial since the accessory structure has been in place for decades.
- The applicant does not believe the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district since the accessory structure has been in place for decades.
- The applicant does not believe the difficulty was self-created. However, if the Zoning Board finds that the difficulty was self-created, the consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions Plan
Sheet 3 of 3	Plans and Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Variance Application

Sheet 1 of 3 - Site Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024



Existing Photos

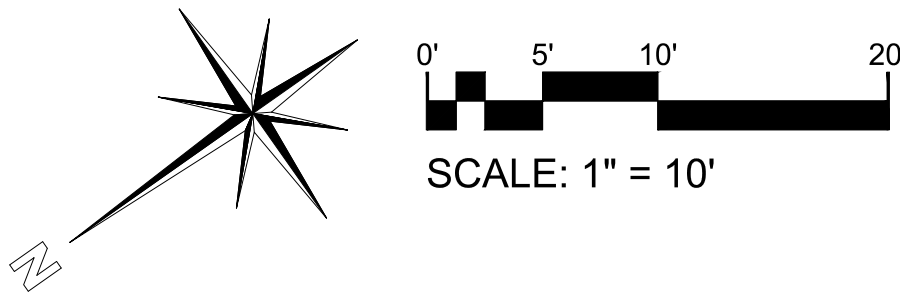


Site Plan

Scale: 1" = 10'

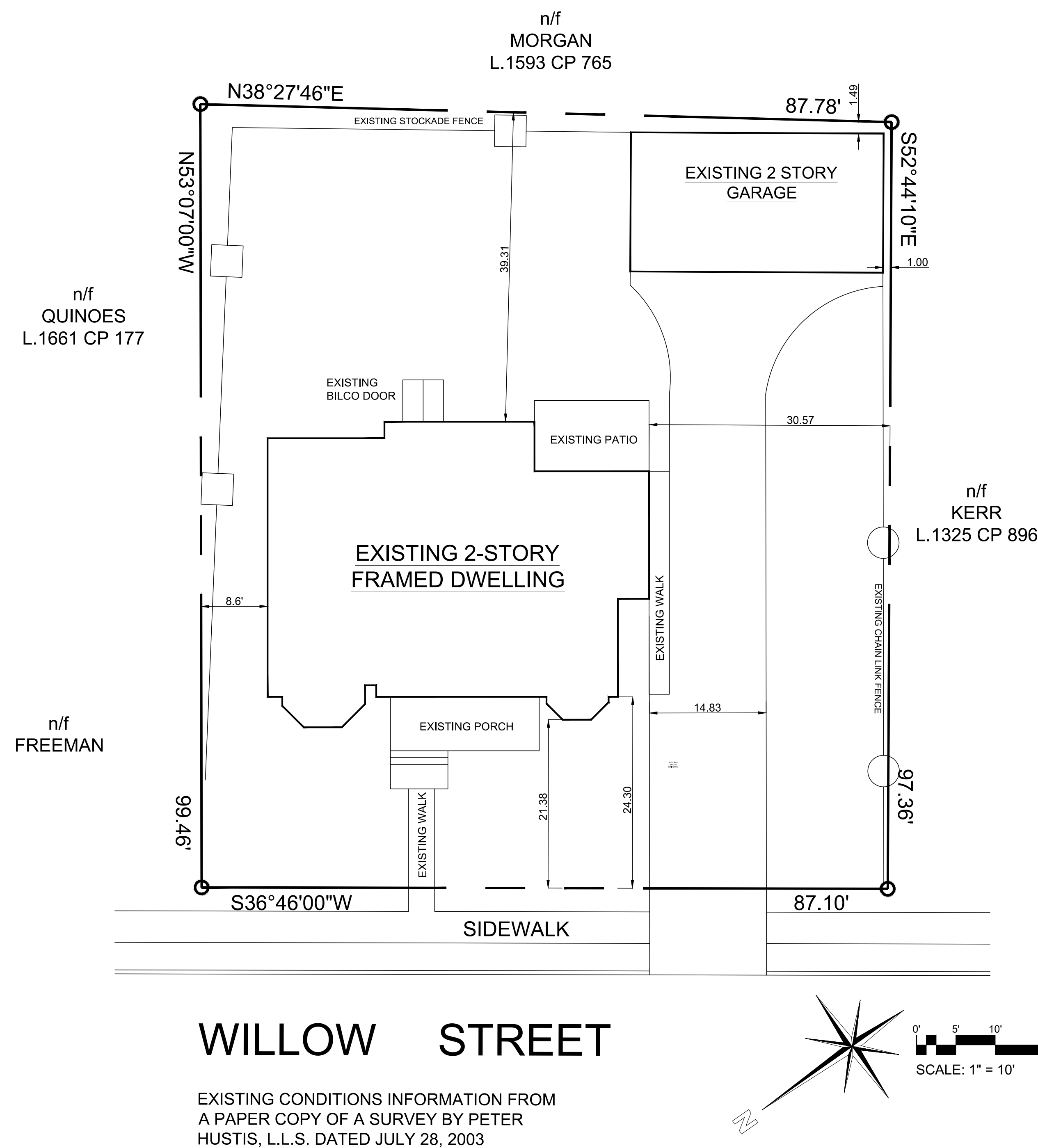
WILLOW STREET

SITE PLAN INFORMATION FROM A SURVEY
BY PETER HUSTIS, L.L.S. DATED JULY 28,
2003



Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Variance Application

Sheet 2 of 3 - Survey / Existing Conditions Plan

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024

City of Beacon Zoning Board of Appeals Agenda
01/22/2025

Title:

Review and hold public hearing on application submitted by Francis Devoe, 112 Washington Avenue, Tax Grid No. 30-6054-31-367767, in the R1-10 Zoning District, to construct a front deck and stairs, which requires relief from the following: Section 223-17.D. to allow for a 10 ft front yard setback (20 ft required)

ATTACHMENTS

[112 Washington ZBA 1.22.25 app.pdf](#)

[112 Washington Ave denial ltr 12.16.24.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Francis Devoe

ADDRESS: 112 Washington Ave, Beacon NY 12508

TELEPHONE: 646.508.6593

E-MAIL: fdevoe2@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 112 Washington Ave

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 130200

BLOCK 6054 LOT 367767

Section of Zoning Code appealed from or Interpretation desired:

223-17 Tabular schedule of dimensional regulations. Minimum front yard 20'.

Reason supporting request:

The previous owners installed two glass doors at the front of the house where the new addition was built. This deck allows the owners to have a safe step down outside of those doors, and into their garden. The proposed deck does not have a significant visual impact to the neighborhood, as it sits only 23" above ground at it's highest point, and is a simple wooden structure without walls. Most houses on Washington Ave are non-conforming. A bayberry hedge will also hide the deck from the street except at entry points to the property.

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

Contractor shop drawing of deck, Deck located within architectural plans, deck located within context of neighborhood

Date: December 5, 2024

Francis Devoe

Owner's Signature

Francis Devoe

Applicant's Signature

Fee Schedule AREA

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Francis Devoe

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: 112 Washington Ave, Beacon NY 12508

Project Address: 112 Washington Ave, Beacon NY 12508

Project Tax Grid # 130200-6054-31-367767-0000

Type of Application _____

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, Francis Devoe, 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 X
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 X
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 _____

Francis Devoe

Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO

YES

Initial

X

MP

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

✓

KLM

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

✓

KLM

✓

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: Francis DevoeAddress of Applicant: 112 Washington Ave, Beacon NY 12508Telephone Contact Information: 646.508.6593**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.

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

(Print) Francis Devoe

(Signature) Francis Devoe

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.

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

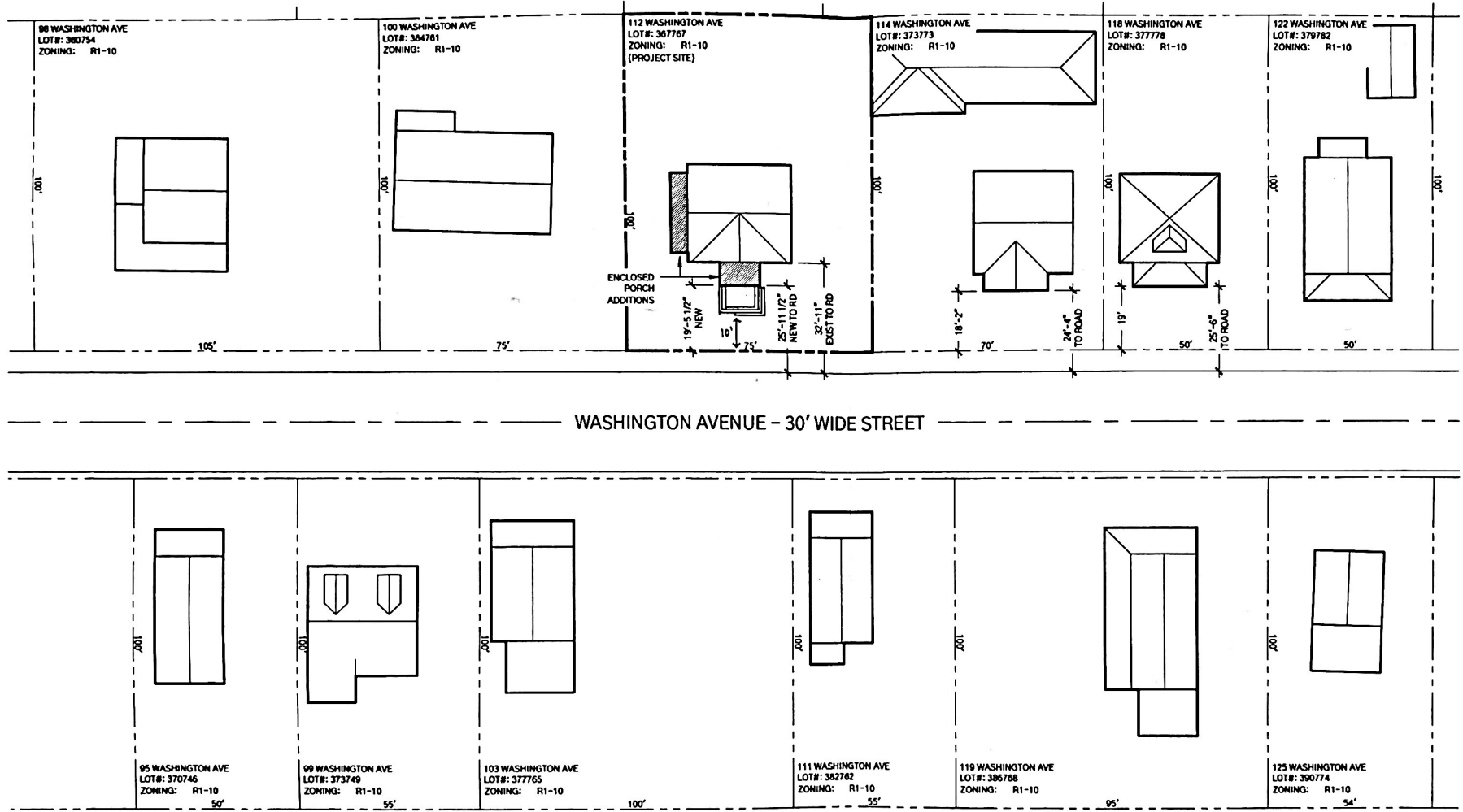
☐

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) _____



PARCEL INFORMATION

EXISTING:	PROPOSED:
SIZE (ACRES): LAND USE CLASS: WATER SUPPLY: SEWER TYPE: ZONING CODE: NO. STORIES: FIRST STORY: HALF STORY: BASEMENT TYPE: BEDROOMS: FULL BATHROOMS: KITCHENS: YEAR BUILT:	.17 AC ONE FAMILY RESIDENCE COMM/PUBLIC COMM/PUBLIC R1-10 1.5 840 SF 430 SF FULL 4 1 1 1 1940

ZONING NOTES

EXISTING ZONING IMPACT:	PROPOSED ZONING IMPACT:
PER CITY OF BEACON ZONING CODE § 223-17 TABULAR SCHEDULE OF DIMENSIONAL REGULATIONS, THE FOLLOWING DIMENSIONS ARE REQUIRED AS SETBACKS FOR THE R1-10 ZONING DISTRICT: FRONT YARD: 25' MIN. SIDE YARD: 15' MIN. REAR YARD: 35' MIN. PLOT WIDTH: 85' MIN. WITH THESE GIVEN VALUES, THE EXISTING HOUSE IS NON-CONFORMING TO THE CURRENT ZONING RESTRICTIONS. IT IS ALSO WORTH NOTING THAT THE MAJORITY OF HOUSES ALONG THE SHARED STREET FRONTAGE ARE ALSO NON-CONFORMING IN SETBACKS AND LOT SIZES.	BASED ON A REVIEW OF THE SCHEDULE OF DIMENSIONAL REGULATIONS AND THE CONTEXTUAL RELATIONSHIPS OF THE NEIGHBORING HOUSES TO THEIR SETBACKS, WE ARE PROPOSING THE FOLLOWING: 1. NO POINT OF THE NEW ADDITIONS WILL ENCR OACH FURTHER THAN ANY OTHER EXISTING RESIDENTIAL STRUCTURE TOWARD THE STREET FRONTAGE. 2. GIVEN THE SIZE OF THE SITE MATCHES THE AREA AND DIMENSIONS FOR ZONING DISTRICT R1-7.5, WE ARE USING THE R1-7.5 SETBACKS AS A GUIDE FOR LIMITING FURTHER ENCR OACHMENTS.

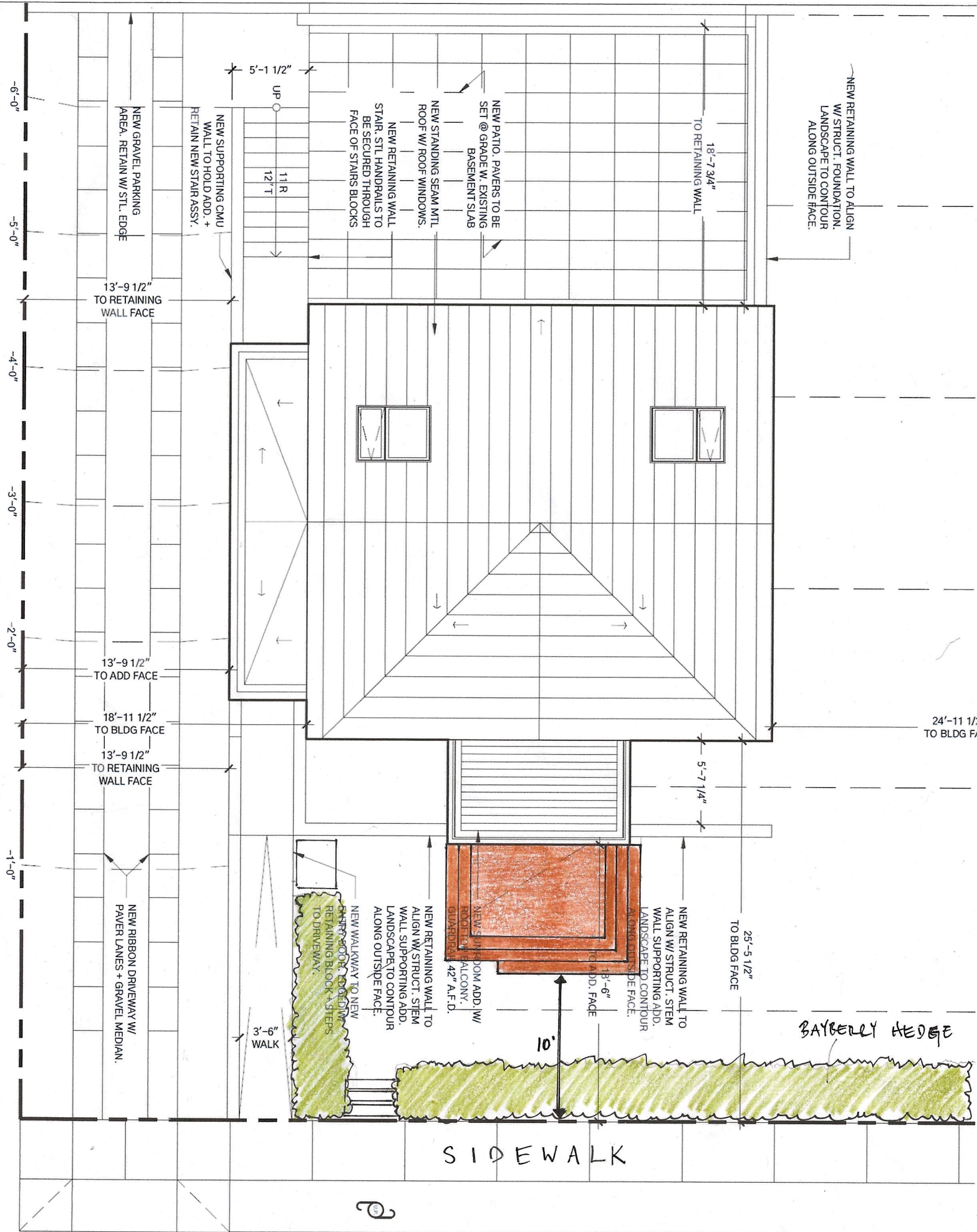
ZONING SURVEY NOTE:
ALL POSITIONS OF PROPERTIES ARE COLLECTED FROM EITHER DUTCHESS COUNTY PROPERTY SURVEYS OR FROM FIELD DIMENSIONS. DIMENSION STRINGS SHOWN ABOVE ARE FIELD VERIFIED WITHIN 6" +/-



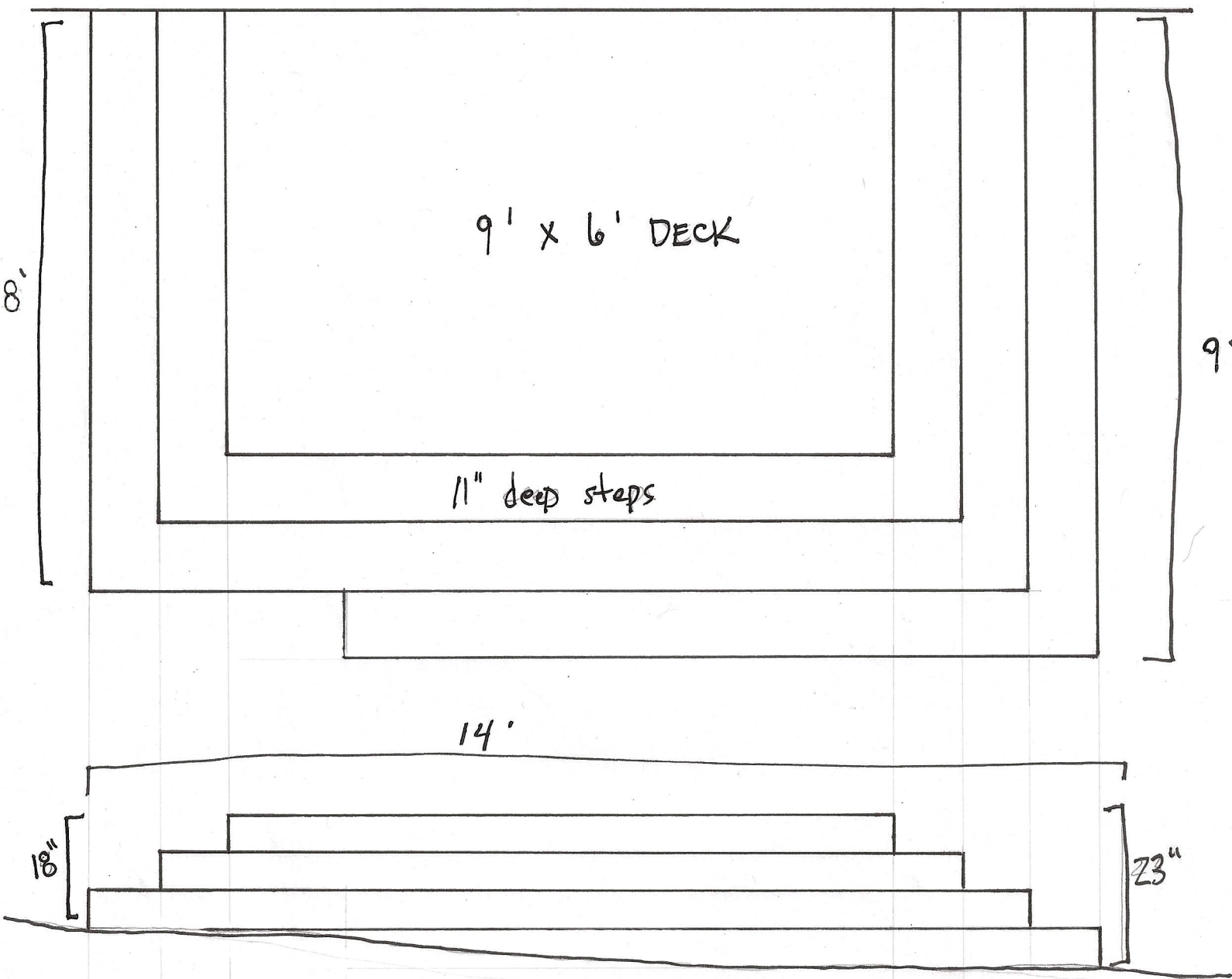
DWG Scale: 1/32" = 1'-0"
ZONING DIAGRAMS + NOTES
DWG Date: 11/7/2021
G-002

PROJECT: **BROADLOOM ARCHITECTURE DPC**
P. 504. 708. 893 E. ben@broadloomarchitect.com
290 J OLD YORK RD, BRIDGEWATER, NJ 08807
BENJAMIN WALKER - N.Y. LICENSE #031585
DRAWN BY: TG CHECKED BY: BW

PROJECT: **FACCTIONED SPEC HOUSE**
DESIGNED + DEVELOPED BY FACCTIONED INC.
113 WASHINGTON AVENUE
BEACON, NY 12508
LOT #: 387762



DECK PERMIT SUBMISSION FOR
112 WASHINGTON, BEAUMONT, NY



DECK SUBSTRUCTURE: TREATED GROUND CONTACT LUMBER

DECK SURFACE: 5/4x6 CEDAR BOARDS

*WONTAGATOR SHOP DRAWING



CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

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

December 16, 2024

Francis Devoe
112 Washington Ave.
Beacon, NY 12508

Francis Devoe,

I have received your application for a front deck and stairs to your home located at 112 Washington Ave. (Grid #6054-31-367767) which is in the R1-10 Zoning District. The plan shows the porch and stairs will not have a proper front yard setback to comply with the current Schedule of Dimensional Regulations. In addition, the porch end deck will extend further than the front of the adjacent existing properties in both directions. The required setback for the front yard is 20'. As per the plan submitted only 10' is being provided to the front property line.

223-17. D Schedule of Dimensional Regulations

Front Yard

Required front yard setback 20'

Proposed front yard setback 10'

The requested variance is 10'

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