## POUGHKEEPSIE, NY 12603 845.485.2626 DATE FEBRUARY 21, 2017 ZONING INFORMATION ACCESSORY BUILDING SECTION, BLOCK, LOT: MAX. SF PERMITTED FOR EA MAX CUMULATIVE SF 5954-44-972638 ACCESSORY BLDG( BASED ON FOR ALL ACCESSORY **ZONE: R1-5** FOOTPRINT OF PRINCIPAL MAX. NUMBER OF OFF STREET BLDGS REAR YD. SIDE YD. BUILDING) SHEDS PERMITTED PARKING SPACES

720 FT

+/- 369.4 SF

+/-362 SF

40 %

40.4%

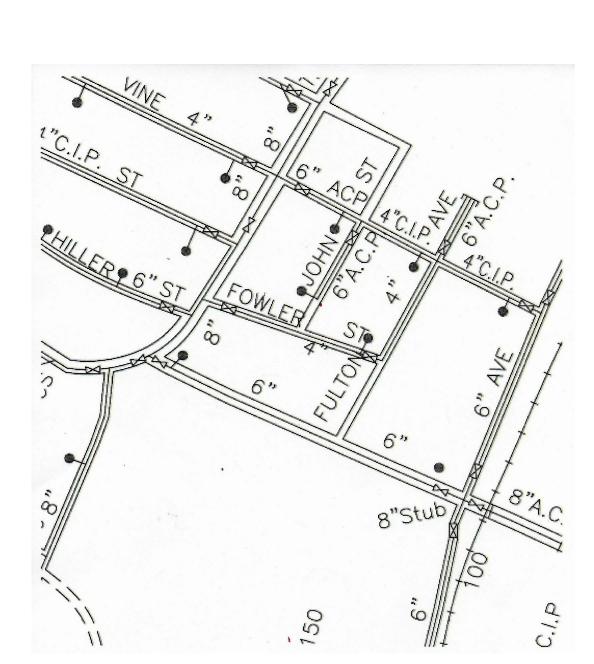
39.5%

\*\* VARIANCE REQUIRED

EXISTING:

PROPOSED:

ORDINANCE REQUIREMENT:



<sup>5</sup> PARTIAL WATER MAP

PB1.0 1/4" = 1'-0"

1 PROPOSED SITE PLAN

PREPARED BY:

J. WILLIAM KOMISAR, L.L.S. 504 HAIGHT AVENUE

3.7 FT

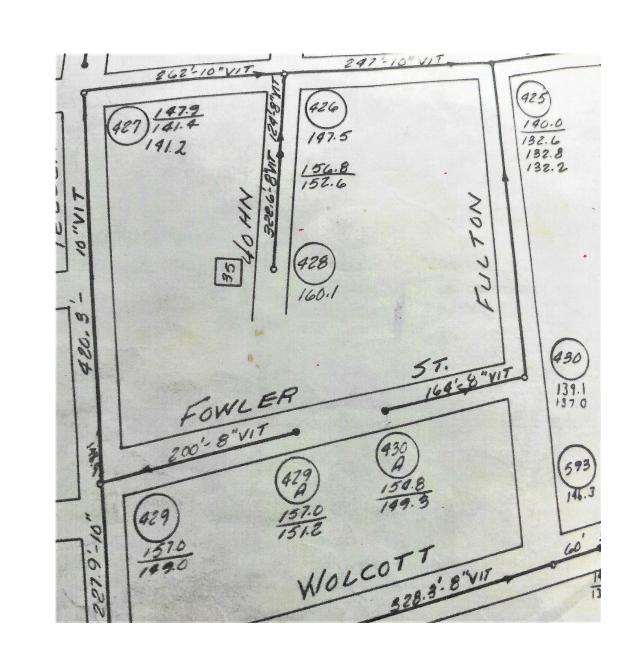
5 FT

ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY

5 FT

5 FT

+/- 0.3 FT



0

2 / DWELLING UNIT

3 \*\*

PARTIAL SEWER MAP

## SITE PLAN KEY NOTES:

- 1 EXISTING GARAGE DOES NOT CURRENTLY HAVE EXISTING PLUMBING, SEMER, OR ELECTRICAL UTILITIES
- 2 NEW ROOF AT ENTRY
- 3 EXISTING STOCKADE FENCE
- 4 EXISTING PAVING STONE AREA
- EXISTING GRAVEL DRIVEWAY
- 6 EXISTING BASEMENT ENTRY 7 EXISTING CHIMNEY
- 8 (3) 9X18 PARKING SPACES
- SIGHT LINE J.C.... GREATER THAN 100'. SIGHT LINE - SIGHT DISTANCE
- 10 CONNECT PROPOSED WATER LINE TO EXISTING WATER MAIN. SEE DETAIL ON PB1.1.
- 11 EXISTING CHAIN LINK FENCE
- 12 EXISTING OVERHEAD WIRES TO UTILITY POLE
- 13 NEW STAIRS TO EXISTING DECK
- 14 EXISTING ELECTRIC METER
- 15 PROPOSED ELECTRIC METER

- APPROXIMATE LOCATION OF EXISTING UNDER GROUND MATER SERVICE
- 17 APPROXIMATE LOCATION OF EXISTING UNDER GROUND SEMER LINE
- PROPOSED 3" UNDER GROUND SEMER LINE
- 19 PROPOSED 3/4" UNDER GROUND WATER LINE
- 20 PROPOSED UNDER GROUND ELECTRIC SERVICE
- CONNECT PROPOSED 3" SEMER LINE TO EXISTING SEMER MAIN. SEE DETAIL ON PB1.1.

3 LOCATION MAP

application were given such opportunity; and

neighborhood;

3) The variances ARE NOT substantial;

5) The need for the variances IS self-created.

variances;

required; and

CITY OF BEACON

ZONING BOARD OF APPEALS

RESOLUTION

Appeals by Marianne Hughes Joiner (the "Applicant") for (1) a variance to provide one off-

street parking space where two off street parking spaces are required pursuant to City Code §

223-24.1(F); and (2) a variance to permit an off-street parking facility in the required front yard

setback where no off-street parking facility is permitted to be developed in any required front yard setback pursuant to City Code § 223-26(C)(1), in connection with the proposal to convert

and enlarge the existing garage into a one bedroom 366 square foot accessory apartment, on

property located at 27 Fowler Street in an R1-5 Zoning District. Said premises being known and

2019 and continued to May 21, 2019, at which time all those wishing to be heard on the

Environmental Quality Review Act, and accordingly, no further environmental review is

neighborhood concerned, and upon considering each of the factors set forth at Section 223-55(C)(2)(b)[1]-[5] of the City of Beacon Zoning Code, finds with respect to the variances that:

WHEREAS, a duly advertised public hearing on the application was held on April 16,

WHEREAS, the proposed action is a Type II Action pursuant to the New York State

WHEREAS, the Board, from the application, after viewing the premises and

1) The variances WILL NOT create an adverse impact to the character of the

2) The benefit the Applicant seeks CANNOT be achieved through another method, feasible for the Applicant to pursue, that does not require the

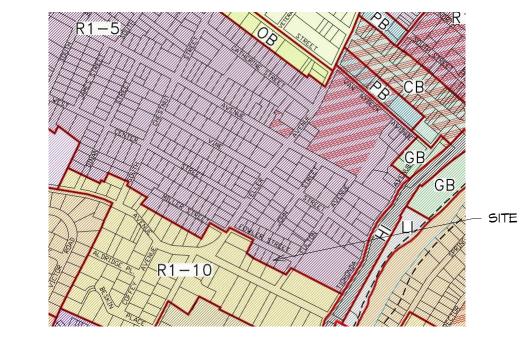
4) The variances WILL NOT create any adverse impacts to the physical or

designated on the tax map of the City of Beacon as Parcel ID# 30-5954-44-972638 and

WHEREAS, the Board closed the public hearing on May 21, 2019; and

WHEREAS, an application has been made to the City of Beacon Zoning Board of

PB1.0/ NO SCALE



<sup>2</sup> PARTIAL ZONING MAP PB1.0 NO SCALE



4 AERIAL PHOTO PB1.0 NO SCALE

NOW, THEREFORE, BE IT RESOLVED, that said application for (1) a variance to provide one off-street parking space where two off street parking spaces are required pursuant to City Code § 223-24.1(F); and (2) a variance to permit an off-street parking facility in the required front yard setback where no off-street parking facility is permitted to be developed in any required front yard setback pursuant to City Code § 223-26(C)(1), in connection with the proposal to convert and enlarge the existing garage into a one bedroom 366 square foot accessory apartment, on property located at 27 Fowler Street, is hereby GRANTED.

BE IT FURTHER RESOLVED, that no permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.

BE IT FURTHER RESOLVED, that the Applicant has six months to commence construction and one year to complete construction and obtain a Certificate of Occupancy from the date of the final site plan approval resolution, notwithstanding the foregoing, construction must commence no later than two years from the date of this resolution.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

## Chairman Lanier called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		Robert Lanier	X				
		Garrett Duquesne				X	
X		Jordan Haug	X				
		Judy Smith	X				
	X	David Jensen	X				
		Motion Carried	4	0		·	·

Dated: May 21, 2019

5102/15/669641v1 5/22/19

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Residen 08

Hughes 27 Fowler Beacon, N

1 of 2

DATE: 3/26/19 As indicated

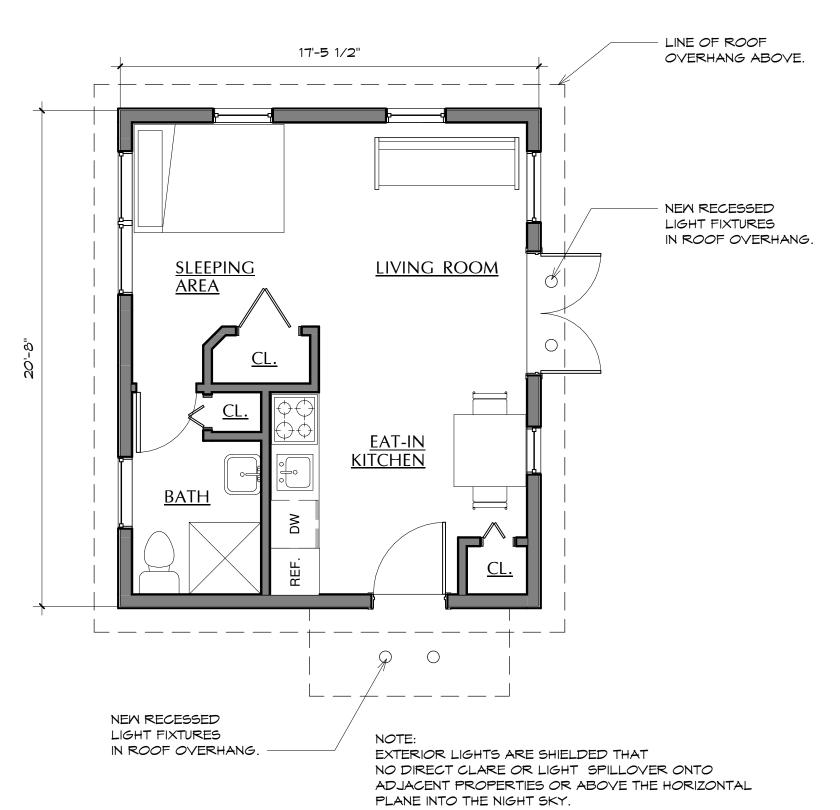
DRAWING NO:

PROJECT PHASE: PB 8/13/19

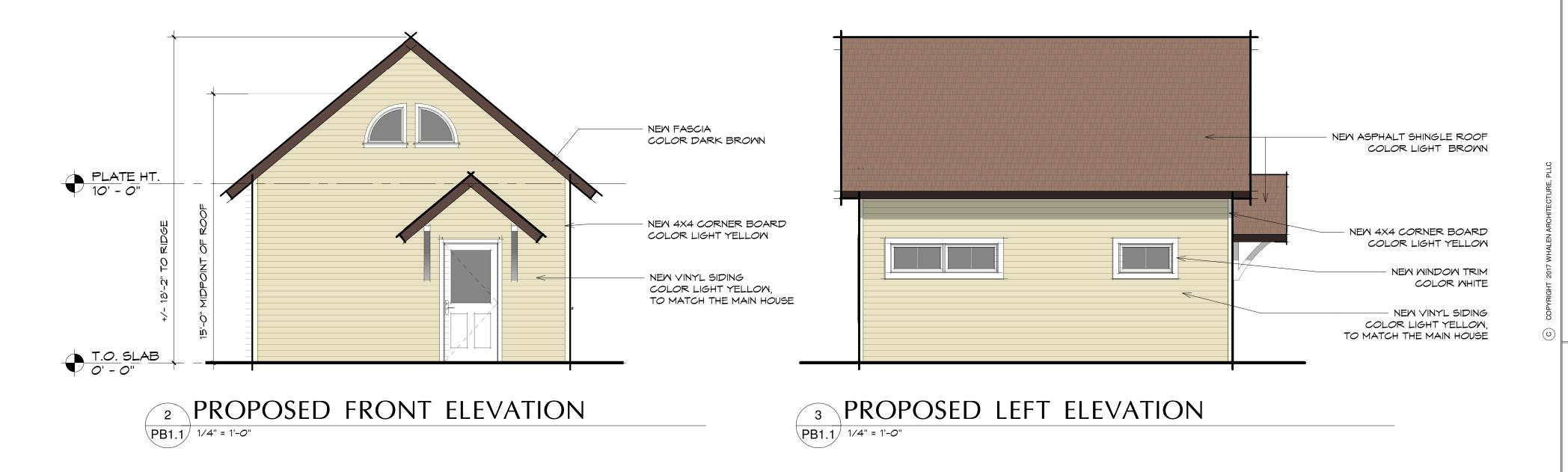
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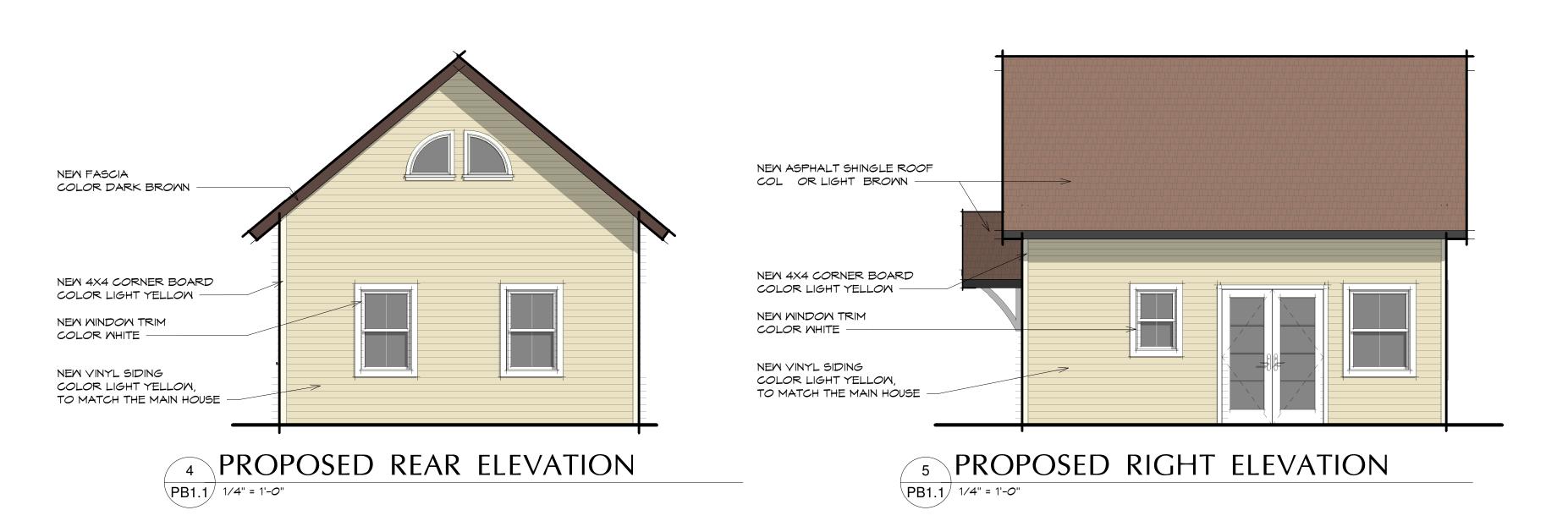
environmental conditions of the neighborhood; and

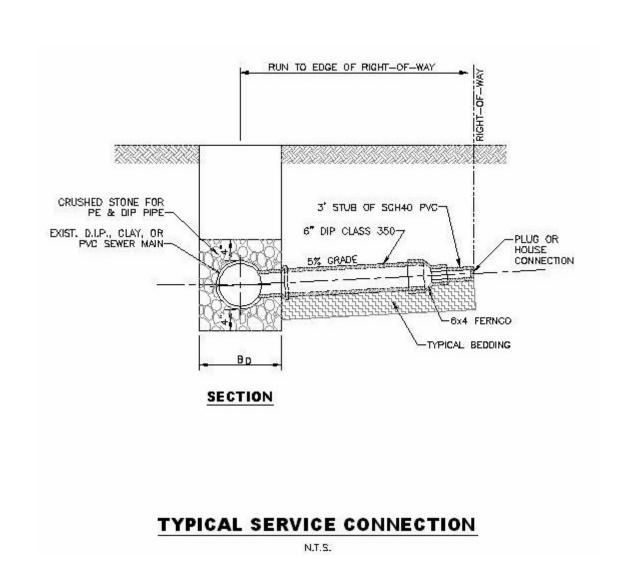
2019-10



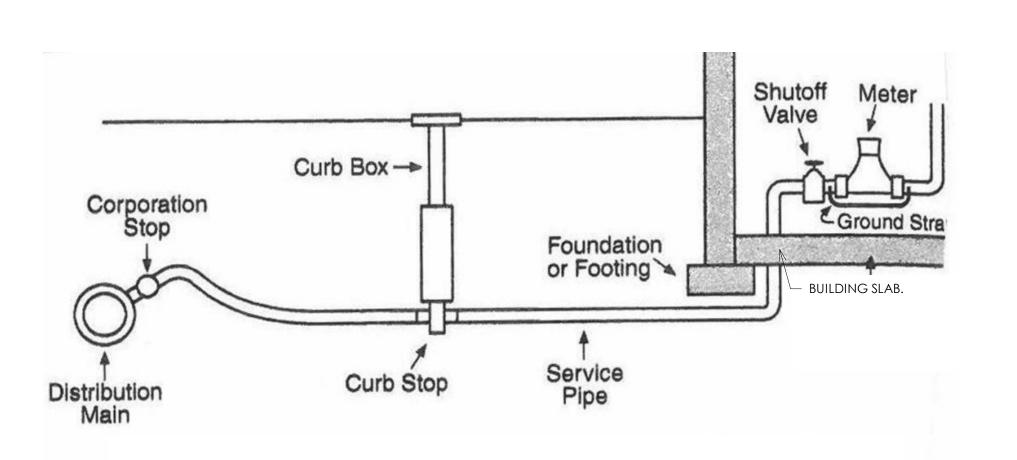




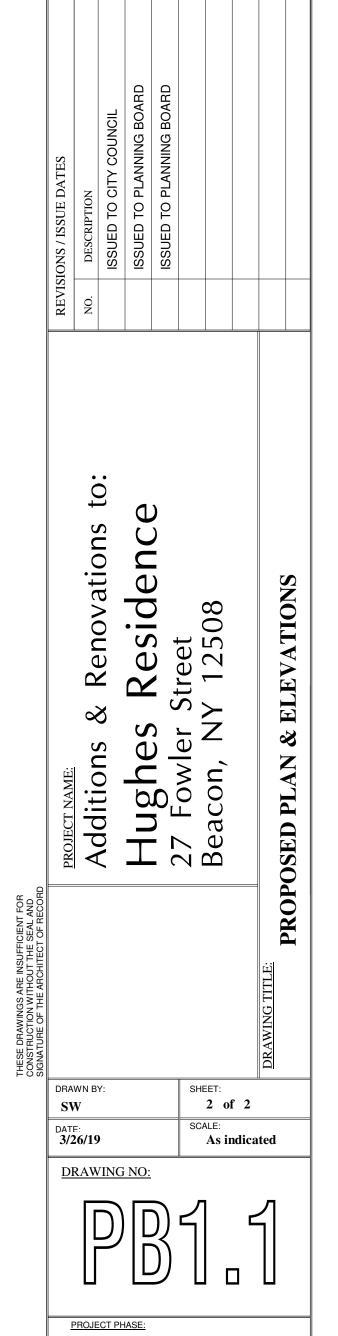












PB 8/13/19