ZONING BOARD OF APPEALS

City of Beacon, New York

Application for Appeal

APPLICANT: Highview Development, LLC ADDRESS: 445 Main Street

Beacon, NY 12508 TELEPHONE: (845) 765-0063

REPRESENTED BY: Aryeh Siegel Architect ADDRESS: 84 Mason Circle

Beacon, NY 12508 TELEPHONE: 845-838-2490

LOCATION: 226 Main Street ZONING DISTRICT: CMS

TAX MAP: SECTION 5954 BLOCK 27 LOT 86091

DECISION APPEALED FROM, OR INTERPRETATION DESIRED:

Relief from Zoning Code Section 223-41.18 (D)(5) Rear Yard setback requirement of 25 feet, to allow a setback of 10 feet.

Relief from Zoning Code Section 223-41.18 (F)(2)(a) requirement for 1 parking space per residential unit, to allow zero parking spaces

REASON SUPPORTING REQUEST:

The lot size does not support the full 25 foot setback. It is not feasible to build the project if the setback is more than 10 feet. There is no room for off-street parking on the property

There are municipal parking lots within 800 feet of the property. There is adequate street parking.

SUPPORTING DOCUMENTS SUBMITTED HEREWITH: (Site Plan, Survey, etc. as required)

Site Plan and survey.

June 27, 2017 _____

Date Owner's Signature

Fee: **$100 with application** _____

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 328 Main Street LLC

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: 445 Main Street, Beacon, NY

Project Address: 226 Main Street, Beacon, NY

Project Tax Grid # 5954-27-86091

Type of Application Special Use Permit Site Plan

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, Brendan McAlpine, 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

Member

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.)	✓		
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		✓	
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		✓	