

# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: Rina Shuman

ADDRESS: 30 Frances Road

TELEPHONE: 201-274-4771

Pequannock NJ 07440

E-MAIL: RinaShuman@optonline.net

APPLICANT (if not owner): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

REPRESENTED BY: Hudson Land Design, P.C.  
Daniel G. Koehler, P.E.

ADDRESS: 174 Main Street

Beacon NY 12508

TELEPHONE: 845-440-6926

E-MAIL: DKoehler@HudsonLandDesign.com

PROPERTY LOCATION: N corner, Madison Ave.  
& Prospect Street

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 46 LOT 208527

Section of Zoning Code appealed from or Interpretation desired:

Relief from Section 223-17(c) for a new single family house with a 12.2 ft. side yard setback  
(15 ft. required) & a total of 24.7 ft. side yard setbacks where a total 40 ft. is required

Reason supporting request:

For construction of a single-family home on an existing undersized lot, where  
the buildable area does not provide adequate area for construction of a reasonable  
conventional home.

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

Plot plan

Date: 6-2-17

Rina Shuman  
Owner's Signature

Rina Shuman  
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: Rina Shuman

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

N/A

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

N/A

Applicant Address: 30 Frances Rd, Pequannock NJ 07440

Project Address: North corner of Madison Avenue & Prospect Street

Project Tax Grid # 6054-46-208527

Type of Application Area Variance

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, Rina Shuman, 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 ✓

Rina Shuman

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