

October 31, 2017

Dear Members of the City of Beacon's Zoning Board Committee,

Thank you once again for your consideration in my application for a zoning clearance for 34 Spring Valley Street, Beacon, NY 12508.

As requested I have gathered more evidence to support my application. I have carefully looked at the "City of Beacon Zoning Board Training" document dated September 19 2017, given to me by the building department. I am going to address each of the four statutory conditions to prove unnecessary hardship. I am requesting consideration in offering me a use variance for retail commercial space so that I may run a Florist from my property (of which I will also reside and therefore be owner occupied).

1. Reasonable Return:

-Please see my previous submitted financials.

2. Unique Circumstances:

-The building is unlike any in the neighborhood. Built around 1900 it was first a bottle factory and then a speakeasy used during prohibition. With a bar installed by the first mayor of Beacon this iconic purpose built commercial building would be lovely premises to a modern florist.

3. No alteration to the essential character of the neighborhood:

-A florist shop would be a business that could add to the community, becoming a gathering place as well as turn an unused vacant space to a beautiful and welcoming one.

4. The Hardship is not self-created:

-As it stands the building is grandfathered in as a pre-existing non conforming use for three family home and with a commercial space on the ground floor that is currently vacant and lost its commercial status. The ground floor (and the rest of the building) could only therefore be conforming if it became a single family home.

-In order to conform to the current zoning of single family use, it would cost around \$40,000 for a demolition of the building and another \$400,000 to build a single family house of about 2,000 square feet. Making it a \$740,000 project when

adding the purchase price. This is not an economically viable solution and this historical building would be a loss to the community.

-It is a reasonable belief that the City of Beacon's Zoning Board Committee would grant a zoning clearance on a vacant pre-existing space, especially since we are paying taxes on the area in question. It would be unreasonable to expect the property to conform to a single family use or for the ground floor to remain vacant. Thus the hardship is not self created.

I would also like to bring to your attention that: "Alternatively, the property owner could request the local legislative board to rezone the property so that the requested use is allowed." I thought it worth bringing to your attention that just over 600 feet away from my building (according to google maps) is the entrance to the Dogwood (Bar and Eatery). This is also the beginning of a large area already zoned for Local Business and Light Industrial. (Please see zoning map with X for where Valley Inn is.) Although I am not requesting a re-zoning but a use variance I thought this information would be useful for your decision.

Parking: I understand that this was hard when the Vally Inn was a bar. A business predominately in use after work and into the late hours of the night. We have had a survey completed to make use of all the land we could, as well as demolishing a pre-existing shed and have therefore created at least 8 but possibly 9 new parking spaces (lines should be going on soon). Per regulations, which is 1 parking space per unit and .25 per bedroom, 5 spaces will be reserved for the units.

Operating Hours: It was also mentioned during my first meeting that reasonable restrictions would be put in place if the variance were to pass. I suggest that my opening hours to the public never exceed 7pm.

In conclusion, we are requesting a use variance for retail commercial space for 34 Spring Valley Street, Beacon, NY 12508, on the ground floor. I hope the information and evidence supplied will be sufficient for granting our request.

Thank you.

Yours Sincerely,

Sara Leonardo Taylor