

Existing Survey  
(For Reference Only)  
Oriented to Site Plan

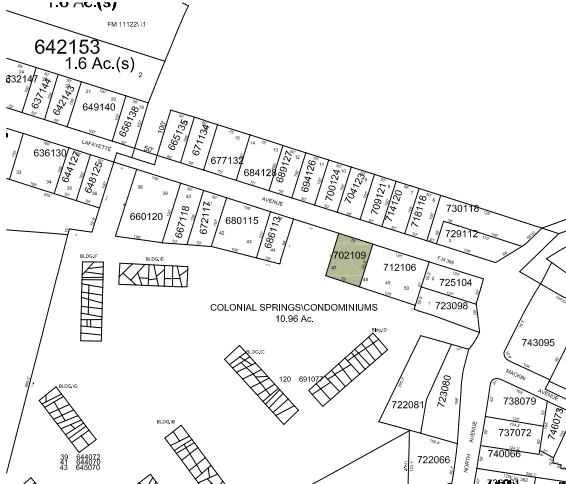
Scale: 1" = 20'



View



View



Location Map

Not to Scale



Existing House

Zoning Summary

Zoning District:	R1-7.5
Tax Map No.:	5955-19-702109
Lot Area:	7,030 sf
Proposed Garage Footprint:	564 sf
Allowable Footprint By Zone:	720 sf
Allowable Footprint By Percent:	276 sf
(40% of House Footprint)	
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential - Garage/Studio

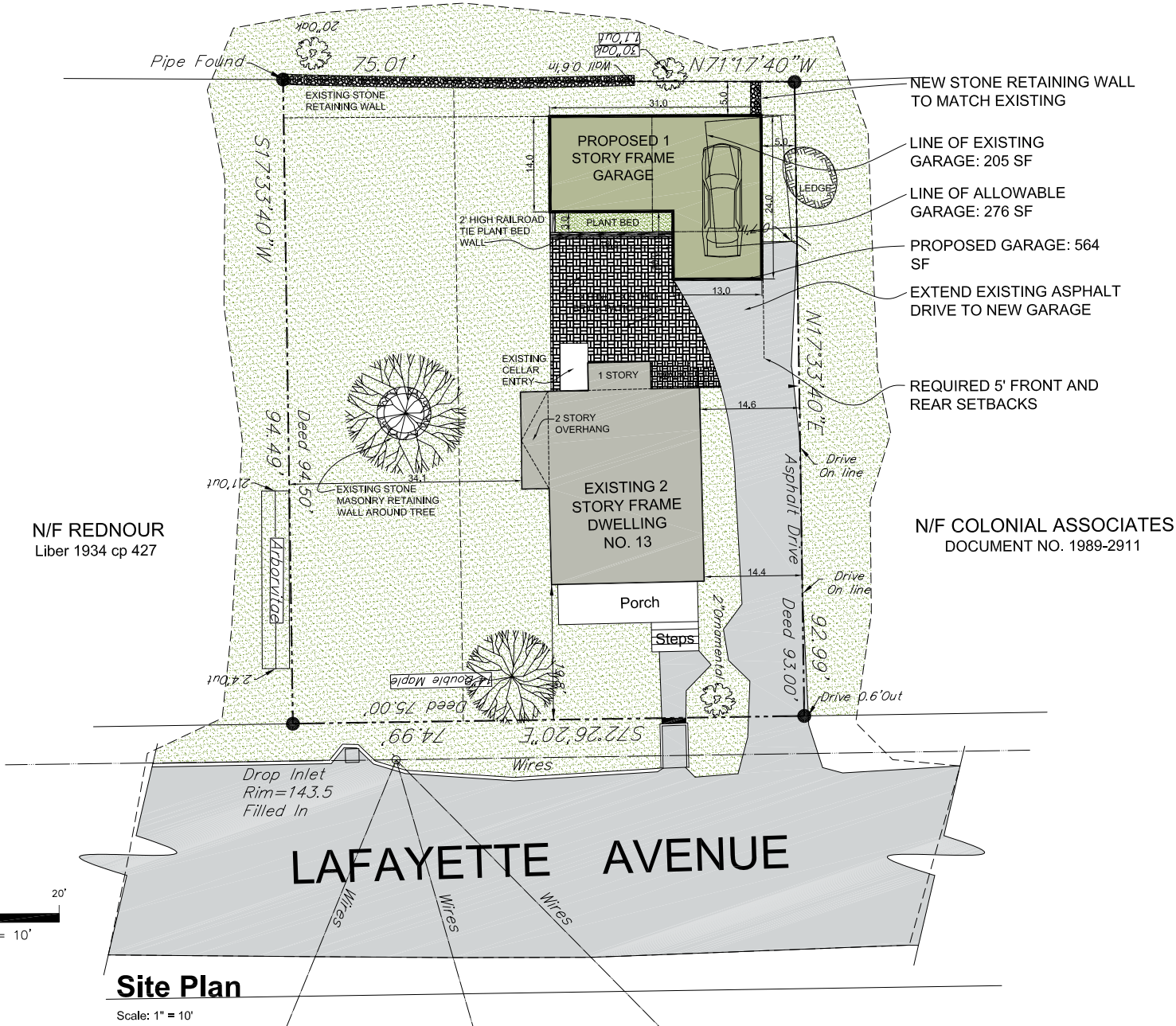
Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
Total Required Parking Spaces		2 Parking Spaces
Total Proposed Parking Spaces		2 Parking Spaces

Notes:

- The allowable size of the garage by Schedule of Regulations for Accessory Buildings on Residential Lots, 223-17E, is 720 square feet.
- The allowable size of the garage by percent of house footprint per 223-17E (40% of house footprint allowed) is 276 square feet
- The applicant proposes a garage of 564 square feet, which requires an area variance for size, based on the house footprint.
- The proposed garage area is between what is allowable in the zoning district (720 sf), and what is allowable per the size of the house footprint (276 sf)
- The allowable size of the garage based on 40% of the size of the house footprint does not allow for a usable garage & studio.
- Note that the proposed garage is adjacent to the Colonial Springs Condominium development trash container area. The proposed garage helps to screen the trash area from the applicants view, and does not negatively impact the view from the Colonial Springs trash area and parking lot.

N/F COLONIAL ASSOCIATES  
DOCUMENT NO. 1989-2911



Site Plan

Scale: 1" = 10'

Owner:  
**Anthony & Samantha Naylor**  
13 Lafayette Avenue  
Beacon, NY 12508

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

Surveyor:  
**Badey & Watson**  
3063 Route 9  
Cold Spring, New York 10516

# Variance Application

Sheet 1 of 1 - Site Plan

**Naylor Residence Garage**  
13 Lafayette Avenue  
Beacon, New York  
Scale: 1" = 10'  
March 28, 2018