

CITY OF BEACON
One Municipal Plaza - Courtroom
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, May 21, 2019** in the Municipal Center Courtroom. A training work session will take place at 7:00 p.m. and the regular meeting will begin immediately thereafter, but not later than at 7:30 PM.

1. **Revised** application submitted by Marianne Hughes Joiner, 27 Fowler Street, Tax Grid No. 30-5954-44-972638-00, R1-5 Zoning District, to create an accessory apartment in an accessory structure which requires relief from the following: Section 223-24(1)(F) to provide one off-street parking space (*2 off-street parking spaces required*) and Section 223-26(C)(1) to create a parking area in the required front yard

City of Beacon Planning Board
5/21/2019

Title:

27 Fowler Street

Subject:

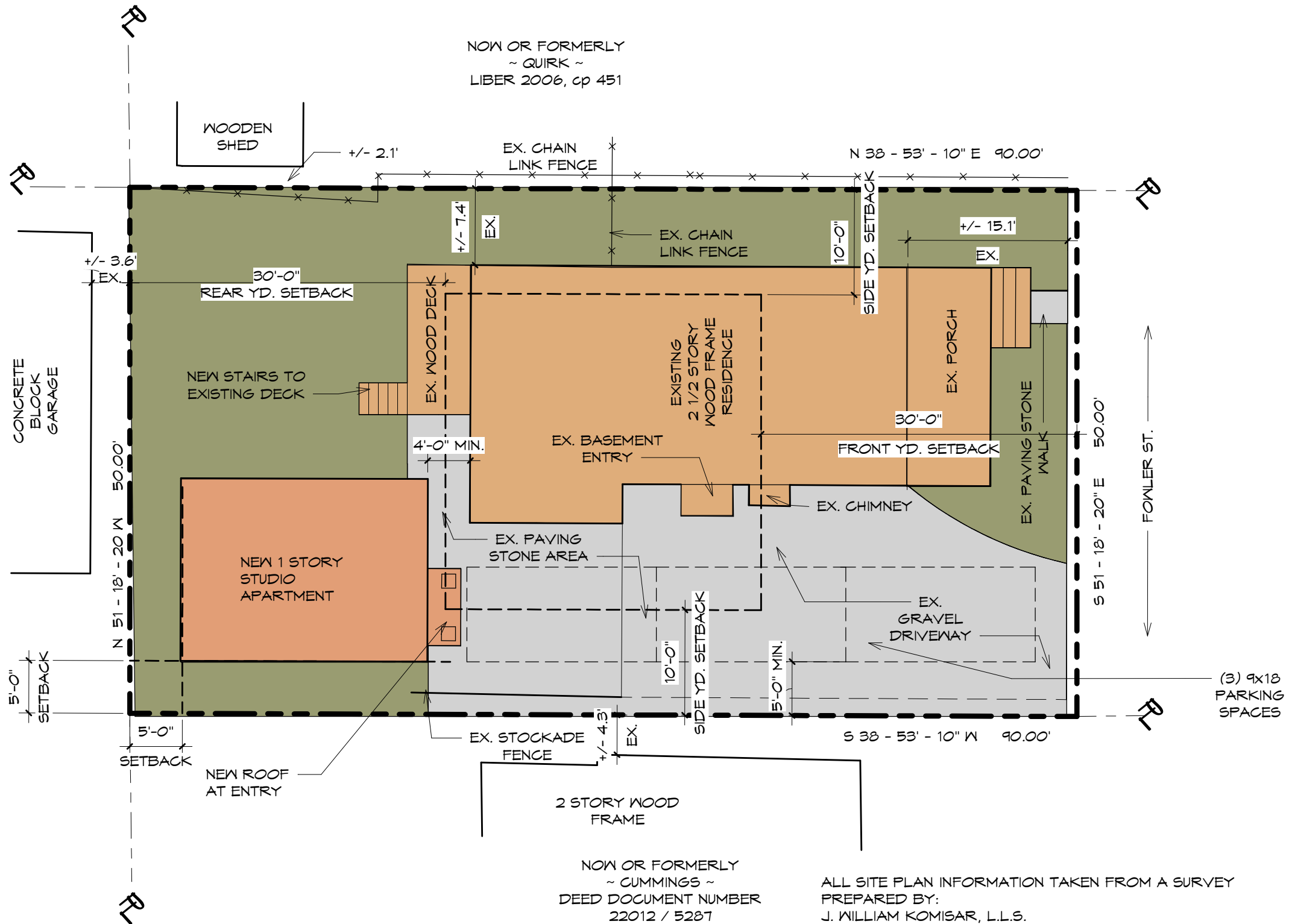
Revised application submitted by Marianne Hughes Joiner, 27 Fowler Street, Tax Grid No. 30-5954-44-972638-00, R1-5 Zoning District, to create an accessory apartment in an accessory structure which requires relief from the following: Section 223-24(1)(F) to provide one off-street parking space (*2 off-street parking spaces required*) and Section 223-26(C)(1) to create a parking area in the required front yard

Background:

ATTACHMENTS:

Description	Type
27 Fowler Street Site Plan - Revised	Plans

NOW OR FORMERLY
~ GELASJ ~
DEED DOCUMENT NUMBER
22015 / 3493



1
SP1.0
1" = 10'-0"

PROPOSED SITE PLAN

ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
PREPARED BY:
J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NY 12603
845.485.2626
DATE FEBRUARY 21, 2017

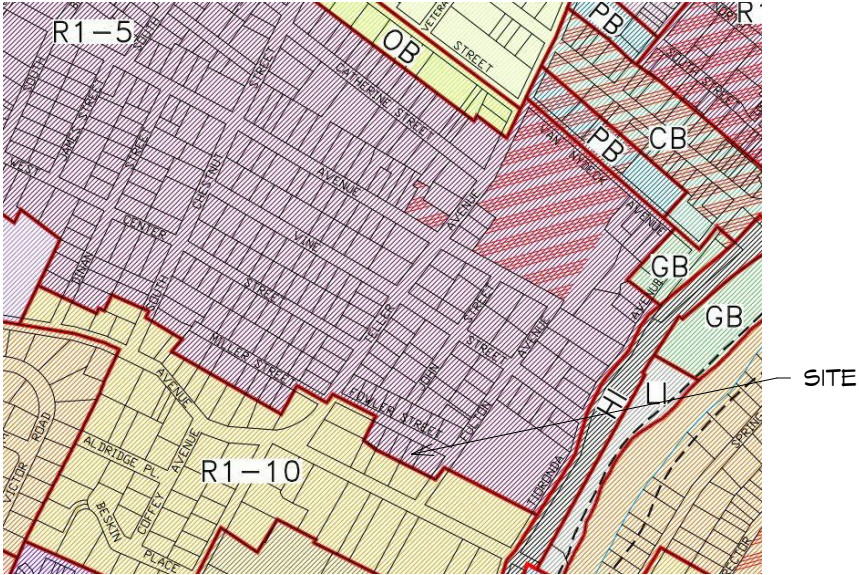
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CONSTRUCTION WITHOUT THE SEAL AND
SIGNATURE OF THE ARCHITECT OF RECORD

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<u>PROJECT NAME:</u> Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508		<u>DRAWING TITLE:</u> PROPOSED SITE PLAN	
SHEET: 1 of 5	DATE: 3/26/19	DRAWN BY: SW	SCALE: 1" = 10'-0"
<u>DRAWING NO:</u> SP1.0			
<u>PROJECT PHASE:</u> ZBA 4/30/19			

ZONING INFORMATION ACCESSORY BUILDING						
TOWNSHIP: CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-972638 ZONE: R1-5	MIN. REAR YD.	MIN. SIDE YD.	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX. SF PERMITTED FOR EA ACCESSORY BLDG(BASED ON FOOTPRINT OF PRINCIPAL BUILDING)	MAX. NUMBER OF SHEDS PERMITTED	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	5 FT	5 FT	720 FT	40 %	1	2 / DWELLING UNIT
EXISTING:	3.7 FT	+/- 0.3 FT	+/- 369.4 SF	40.4%	0	2
PROPOSED:	5 FT	5 FT	+/-362 SF	39.5%	0	3 **

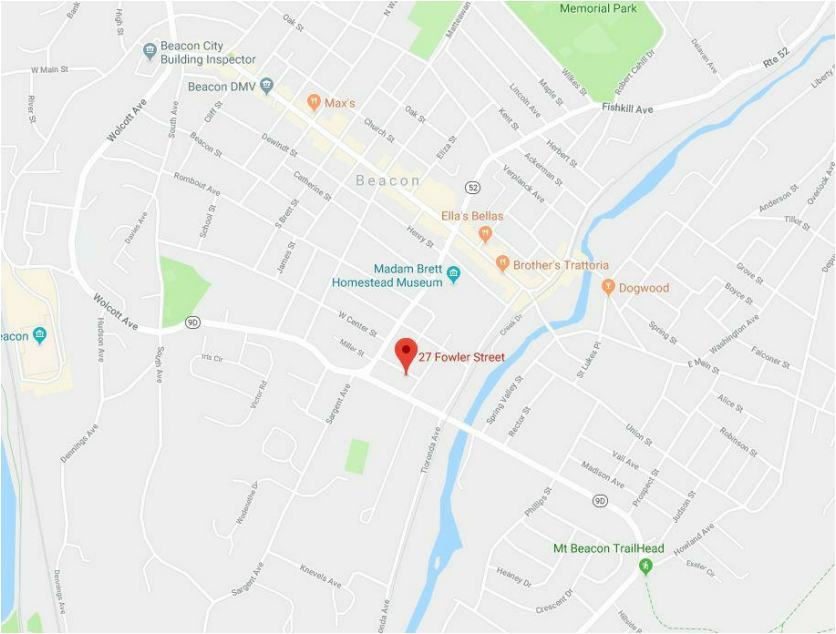
** VARIANCE REQUIRED



2

PARTIAL ZONING MAP

SP1.1 NO SCALE



1

LOCATION MAP

SP1.1 NO SCALE

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PROJECT NAME:
Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508

DRAWING TITLE:
ZONING INFORMATION

SHEET:
2 of 5

DATE:
3/26/19

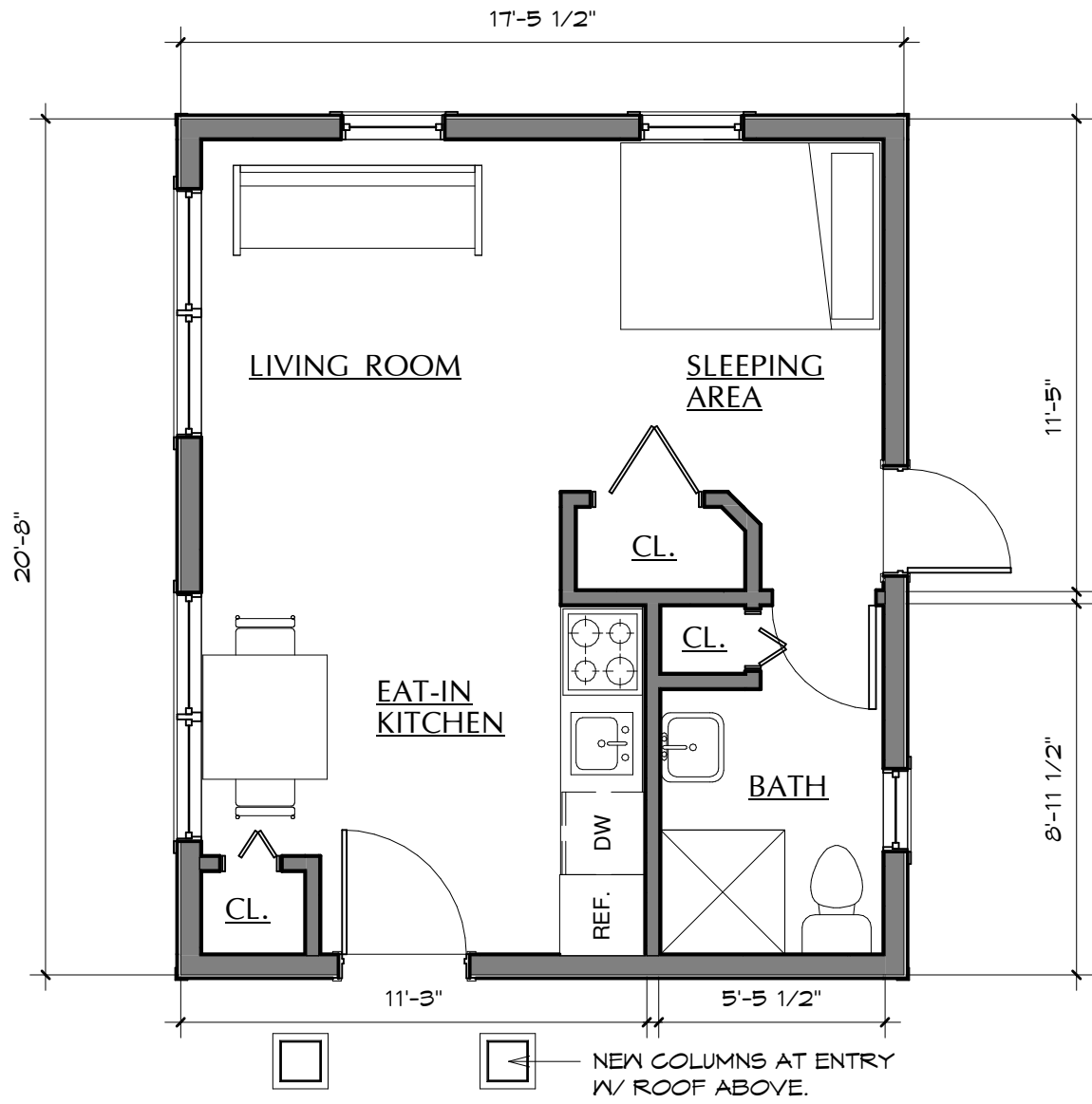
DRAWN BY:
SW

SCALE:
As indicated

WHALEN ARCHITECTURE PLLC
3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590
(845) 227-9190
whalenarchitecture.com

DRAWING NO:
SP1.1

PROJECT PHASE:
ZBA 4/30/19



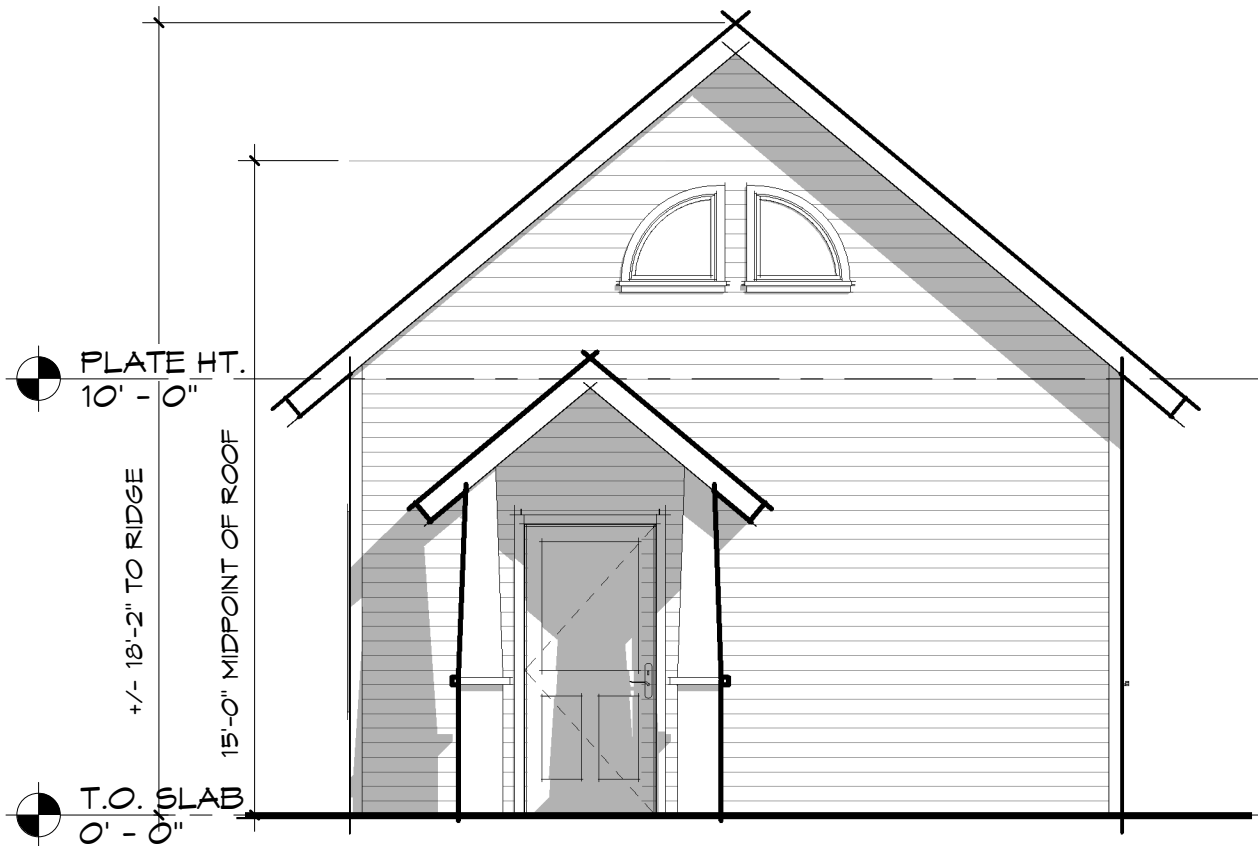
1
A1.0
1/4" = 1'-0"

PROPOSED FLOOR PLAN

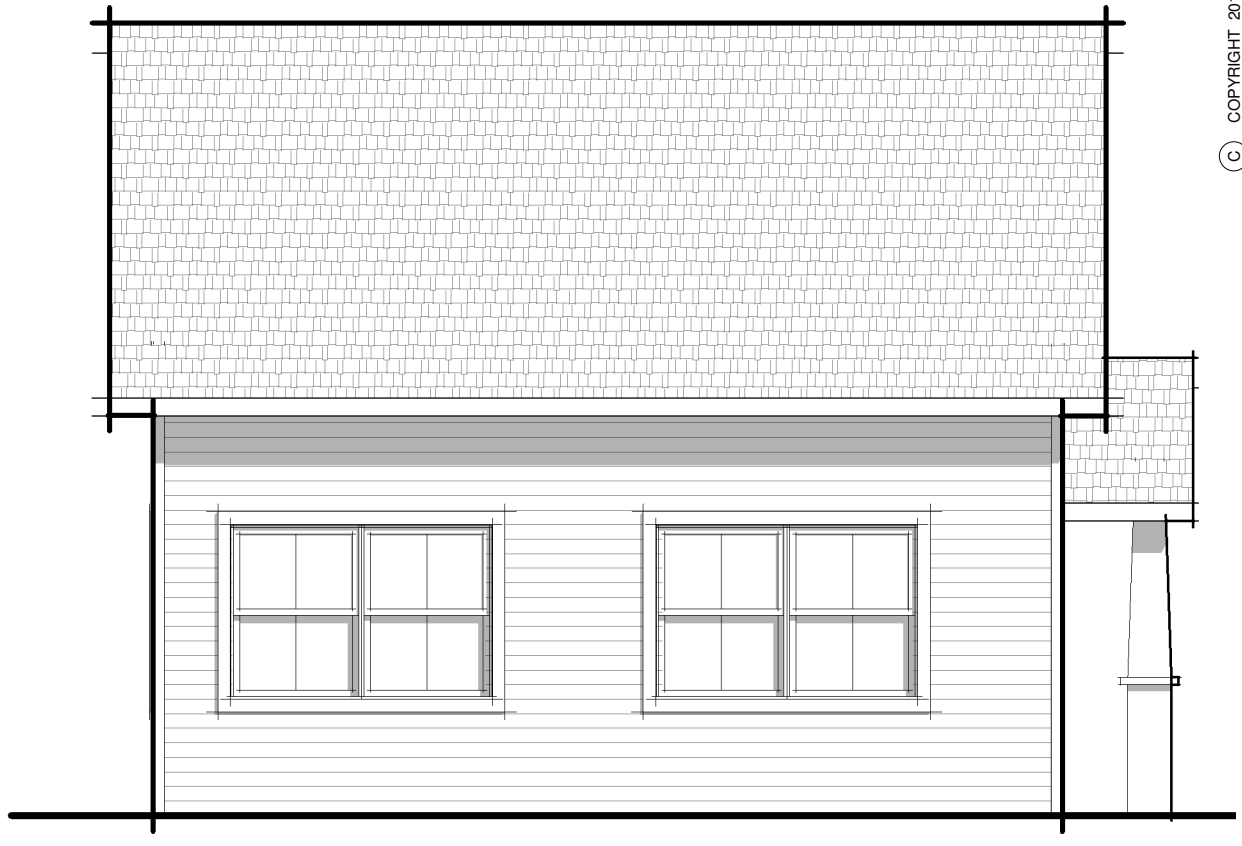
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PROJECT NAME: Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508		DRAWING TITLE: PROPOSED FLOOR PLAN	
SHEET: 3 of 5	DATE: 3/26/19	DRAWN BY: SW / HM	SCALE: 1/4" = 1'-0"
WHALEN ARCHITECTURE pllc 3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590 (845) 227-9190 whalenarchitecture.com			
DRAWING NO: A1.0		PROJECT PHASE: ZBA 4/30/19	



1
A4.0
PROPOSED FRONT ELEVATION
1/4" = 1'-0"

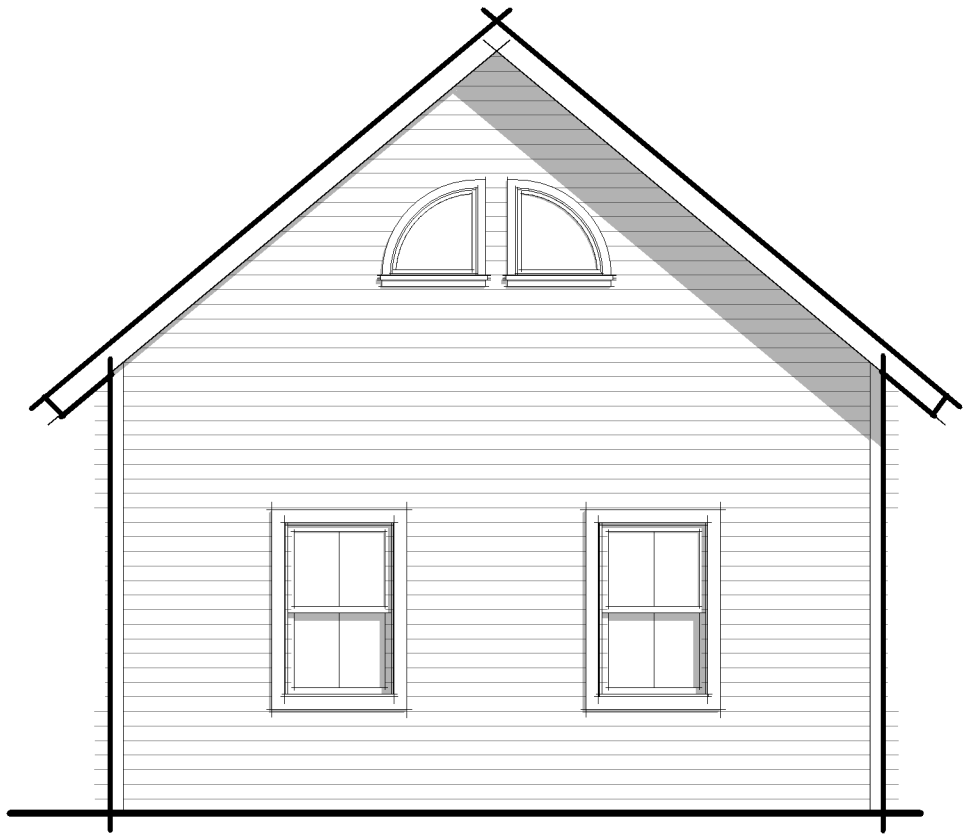


2
A4.0
PROPOSED LEFT ELEVATION
1/4" = 1'-0"

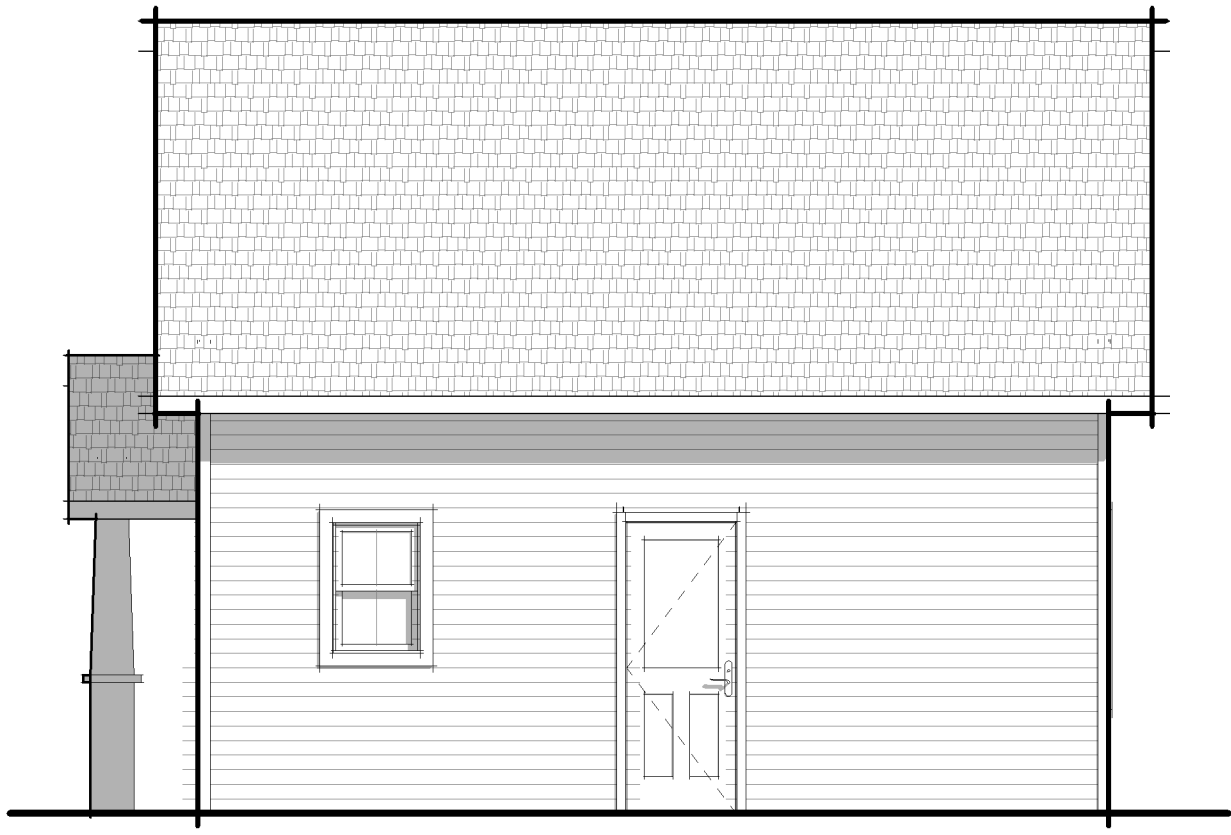
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WHALEN ARCHITECTURE pllc 3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590 (845) 227-9190 whalenarchitecture.com	PROJECT NAME: Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508			
	DRAWING TITLE: PROPOSED FRONT & LEFT ELEVATIONS			
DRAWING NO: A4.0	SHEET: 4 of 5	DATE: 3/26/19	DRAWN BY: SW/HM	SCALE: 1/4" = 1'-0"
PROJECT PHASE: ZBA 4/30/19				



1
A4.1
PROPOSED REAR ELEVATION
1/4" = 1'-0"



2
A4.1
PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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DRAWING NO: A4.1		PROJECT NAME: Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508	
PROJECT PHASE: ZBA 4/30/19		DRAWING TITLE: PROPOSED REAR & RIGHT ELEVATIONS	
SHEET: 5 of 5		DATE: 3/26/19	DRAWN BY: SW
		SCALE: 1/4" = 1'-0"	