

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of Lewisboro will hold a Public Hearing on Wednesday, July 25, 2018 at 7:30 P.M., at the Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 regarding the following:

CAL. NO. 13-18-BZ

Application of Jonathan Mazella & Vivecca Underwood, 25 East Street, South Salem, New York, for a variance of Article I §220-2 and Article IV § 220-23D(11) of the Zoning Ordinance in the matter of a proposed accessory building greater than 600 square feet in floor area (1802 square feet proposed) and exceeding 20 feet in height (23' 11" proposed) in an R-1A, One-Acre Residential District.

The property is located on the north side of (#25) East Street, designated on the Tax Map as Sheet 53, Block 9834, Lot 38, in an R-1A, One-Acre Residential District consisting of approximately 2.036 acres.

Additional information regarding this application may be obtained from the Secretary to the Zoning Board of Appeals at Town of Lewisboro Offices at 79 Bouton Road, South Salem, New York 10590 during regular business hours. At such Hearing, all interested parties may attend and will be heard.

**Dated this 13th day of July , 2018
in South Salem, New York**

ZONING BOARD OF APPEALS

TOWN OF LEWISBORO

**By: ROBIN PRICE, JR.
CHAIRMAN**

The town of Lewisboro is committed to equal access for all citizens. Anyone needing accommodations to attend or participate in this meeting is encouraged to notify the Secretary to the Zoning Board of Appeals in advance

Town of Lewisboro

P. O. Box 725
20 North Salem Road, Cross River, New York 10590

APPLICATION TO THE BOARD OF APPEALS

*Cal. No. 13-18- (B.Z.)

**Cal. No. (S.P.)

I. IDENTIFICATION OF APPLICANT & PROPERTY OWNER

Applicant's Name: RE HAGELE Phone: (914) 232-9493
Address: 26 VALLEY AVE., WALDEN, NY 12586 E-Mail: RECHAGELEARCHITECTS.COM
Owner's Name: JONATHAN & VIVICA MAZELLA Phone: (914) 420-9076
Address: 26 EAST ST., SOUTH SALEM, NY 10590 E-Mail: JONMAZELLA@GMAIL.COM

II. TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LEWISBORO:

Application is hereby made for:

☒ A Variation of Article IV Section 220-23.0(11) of the Zoning Ordinance.

☐ A Special Permit pursuant to Article Section of the Zoning Ordinance.

☐ An Interpretation of the Zoning Ordinance or Zoning Map.

☐ A Variation of Section 280 (a) of the Town Law.

☐ An appeal from an Order of the Building Inspector to correct a Violation of the Housing Code
Section

Art. I 220-2 max ht of Accessory structure shall not exceed 20 ft
☒ (Other) Accessory structure 1802 sq ft where 600 sq ft max allowed

AND FURTHER DESCRIBED AS FOLLOWS: TO PERMIT CONSTRUCTION OF
ACCESSORY BUILDING GREATER THAN 600 S.F. AND
EXCEEDING 20 FT. IN HEIGHT

III. IDENTIFICATION OF PROPERTY:

Location of Affected Premises: 26 EAST ST., SOUTH SALEM
Tax Map: Sheet S3 Block 9834 Lot(s) 38
Zoning District: R1A Lot Area: 2.036 Acres

IV. ADDITIONAL INFORMATION

Have previous appeals/special permits been filed in regard to these premises?
(If yes, please give calendar number & date)

Cal. No. Date

Cal. No. Date

Has a court summons been served relative to this matter?

Have you inquired of the Clerk of the Town of Lewisboro whether there is any petition pending to change the use district regulations affecting the block on which these premises are located?

Attached hereto and made a part of this application, I submit the following:

- A copy of the ground and floor plans with all necessary measurements.
- A property survey.
- A signed consent by the owner of the property if the applicant is not the owner.

V. APPROVED FOR SUBMISSION:

Applicant's Signature: [Signature] Date: 5/29/18

VI. RECEIPT:

Date Received by Clerk: 6/7/18 Fee Received \$: 250.-

Check #: 456 Receipt #: 27113

* EXPIRATION: (§ 220-74E(5)) "A variance shall be deemed to authorize only the particular use or uses specified in the decision, and unless other provisions are set forth by the Zoning Board of Appeals in connection with their decision, shall expire if work is not initiated pursuant thereto within one (1) year, or if said use or uses shall cease for more than one (1) year."

**Storage of Contractor's Equipment requires an additional fee for each required off-street parking space.

*** Accessory Apartment applications will also require an additional fee for filing the legal instrument with Westchester County.

(over)

AFFIDAVIT OF OWNERSHIP

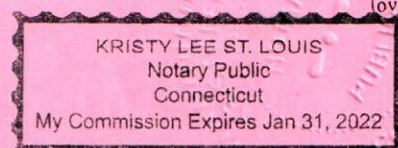
CT
State of ~~New York~~, JOHN MAZELLA being duly sworn, deposes
County of FAIRFOLD
and says that he resides at 25 EAST ST. in the Town of SOUTH SALER
in the County of WESTCHESTER in the State of NEW YORK and that
he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the
Town of Lewisboro, N.Y., aforesaid and known and designated on the Tax Map as Lot Number
38 in Block 9834 on Sheet 53 and that he hereby authorizes
RE. HAGUE, ARCHITECT to make the annexed application in his behalf
and that the statements of fact contained in said application including the statements contained in all
of the exhibits transmitted herewith are true.

Sworn to before me, this 5/29/18

day of

K. St. Louis

(sign here)

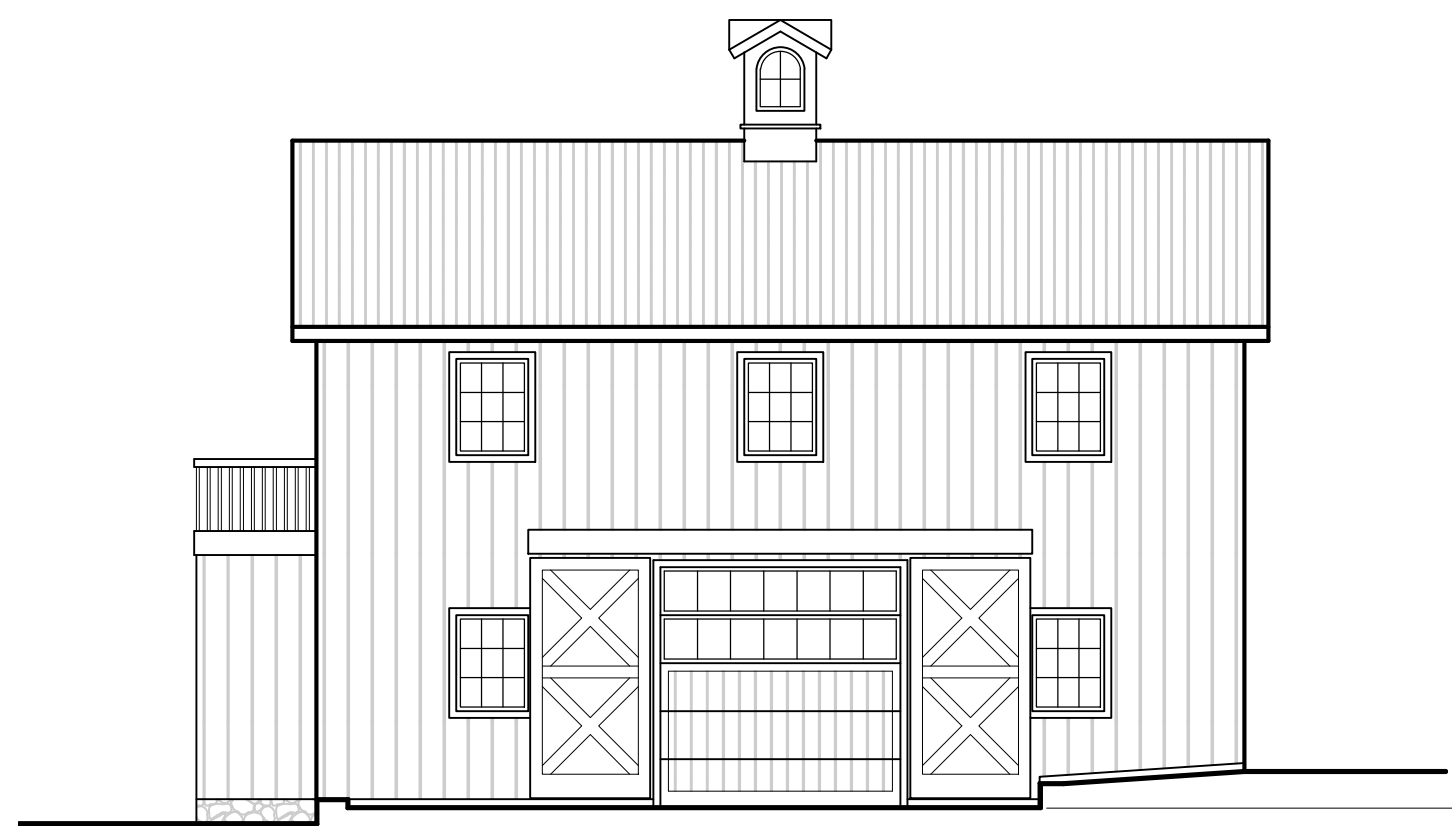




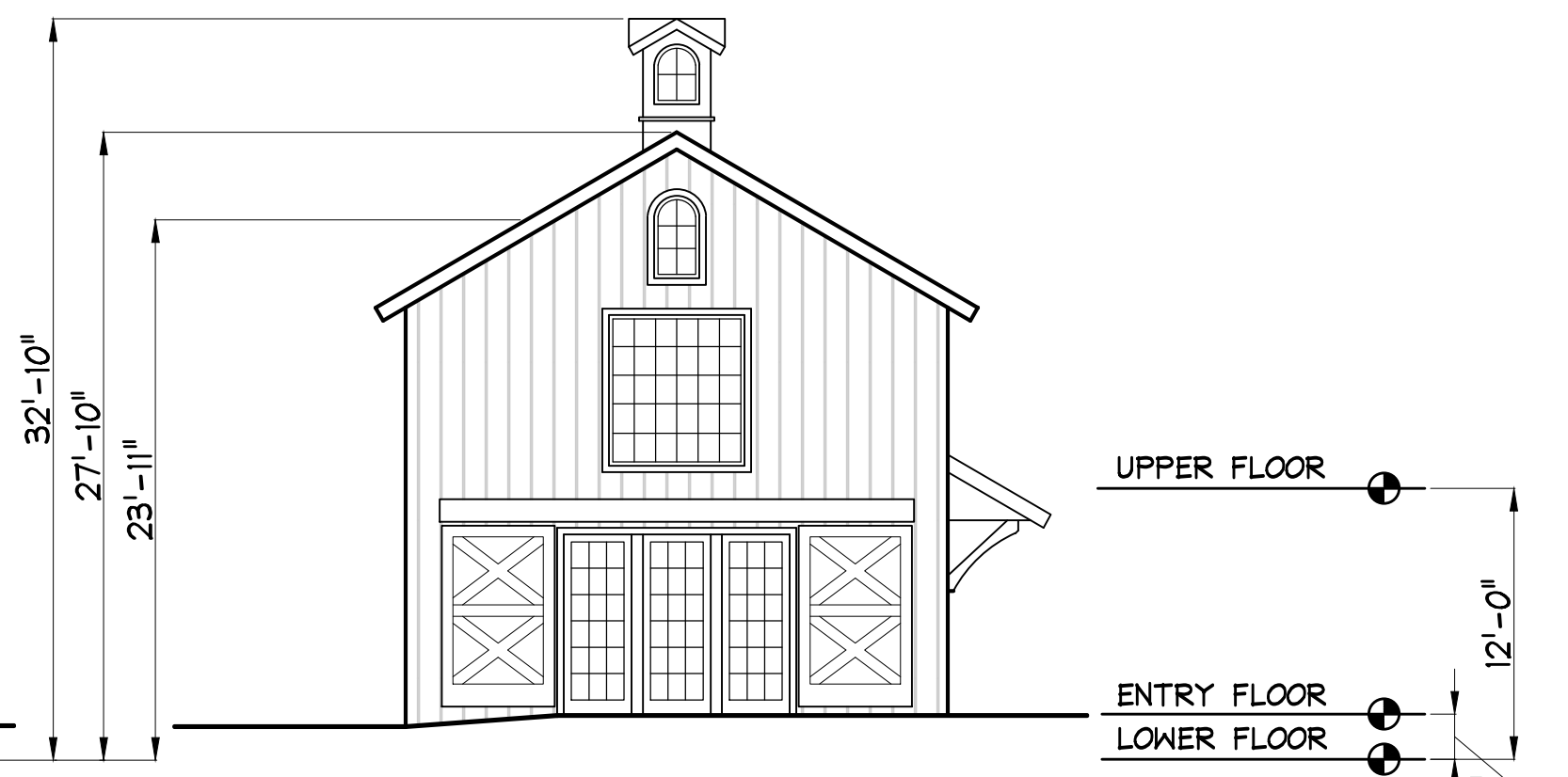
7 NORTH ELEVATION
P-1
1/8" = 1'-0"



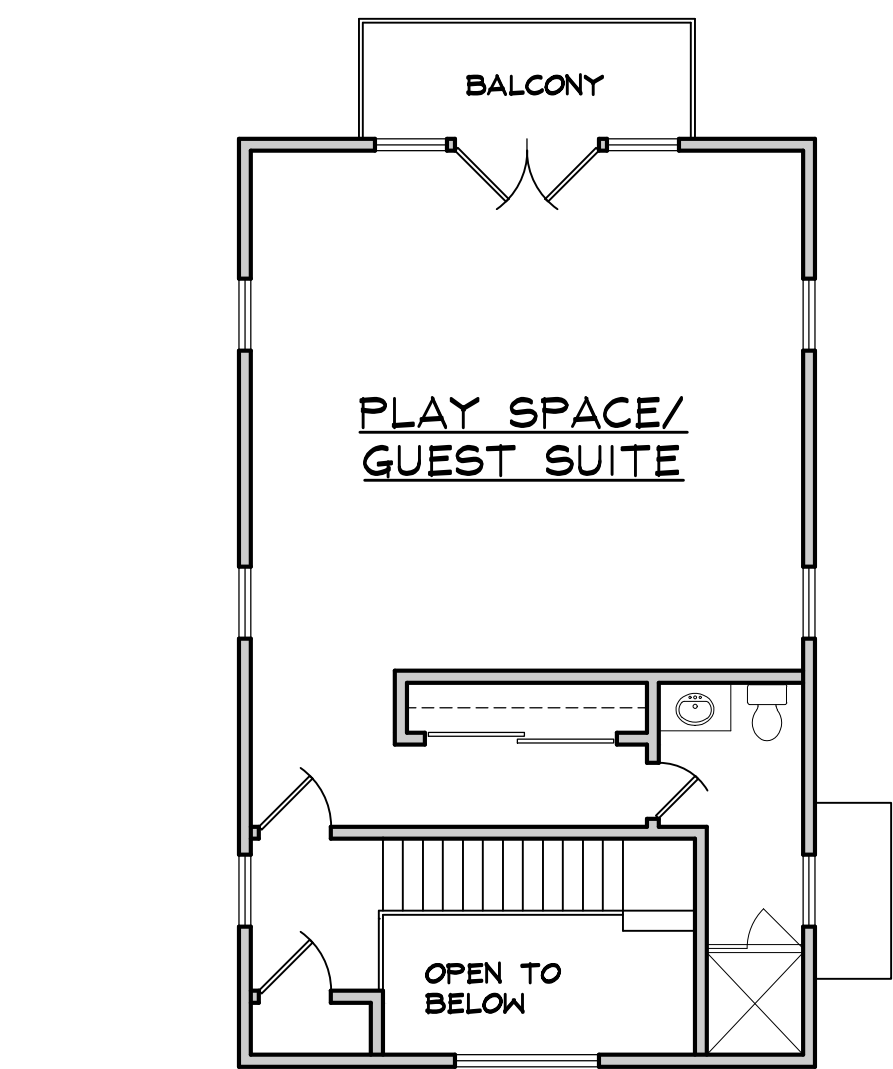
6 EAST ELEVATION
P-1
1/8" = 1'-0"



5 WEST ELEVATION
P-1
1/8" = 1'-0"

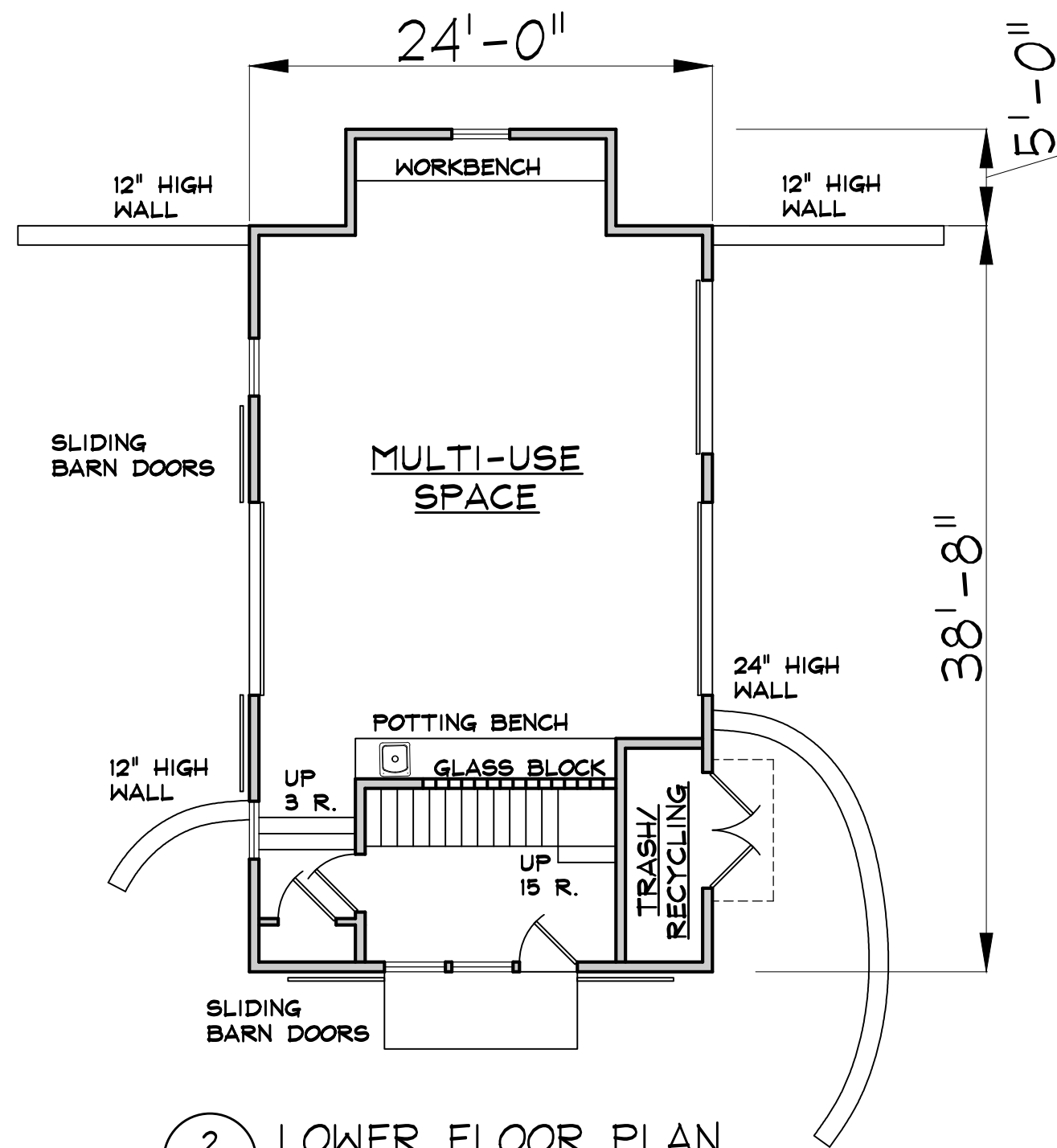


4 SOUTH ELEVATION
P-1
1/8" = 1'-0"



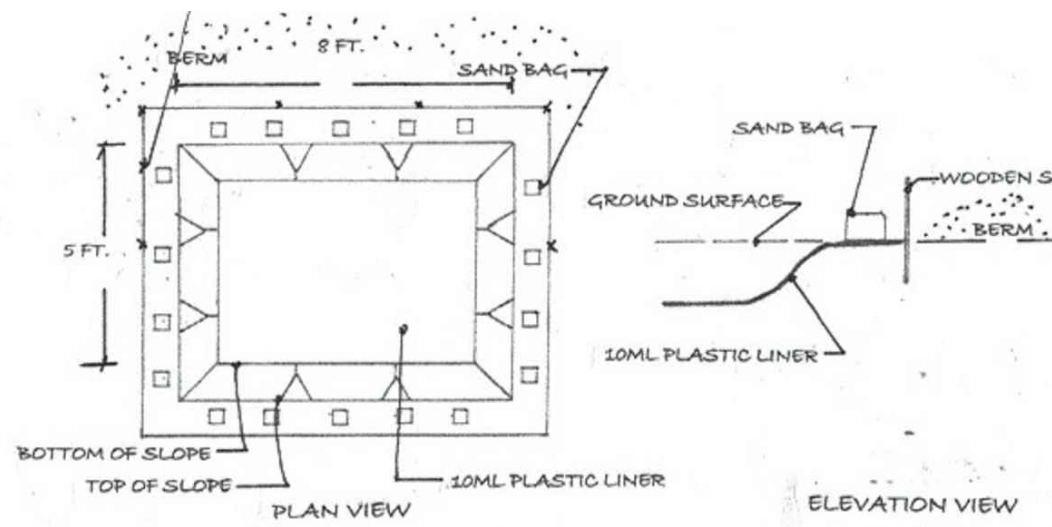
3 UPPER FLOOR PLAN
P-1
1/8" = 1'-0"

GROSS FLOOR AREA = 804 S.F.



2 LOWER FLOOR PLAN
P-1
1/8" = 1'-0"

GROSS FLOOR AREA = 998 S.F.



PROPOSED
CONCRETE WASHOUT BASIN
DETAIL
SCALE: N.T.S.

NOTE:

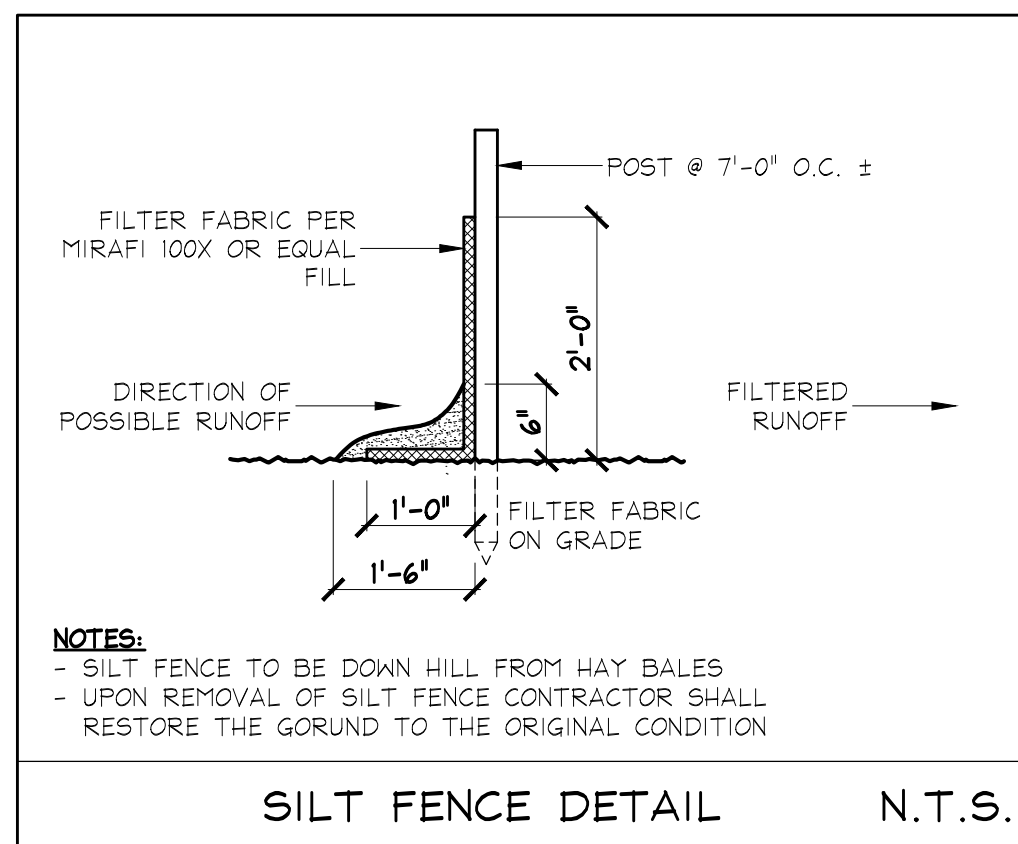
- ALL WORK TO COMPLY WITH NYS ENERGY CODE, RESCHECK TO BE SUBMITTED WITH CONDOCS.
- THE FOLLOWING LOADING CONDITIONS APPLY:
FIRST FLOOR - 40 POUNDS/SQ FT
SECOND FLOOR - 30 POUNDS/SQ FT
ATTIC FLOOR - 20 POUNDS/SQ FT
ROOF LOAD - 30 POUNDS/SQ FT
GROUND SNOW LOAD-45 POUNDS/S.F.
WIND LOAD - 40 MPH
SEISMIC - CATEGORY C
- PROVIDE THE FOLLOWING (SIMPSON OR EQUAL):
RAFTER TIES AT ALL RAFTERS
JOIST HANGERS AT BEAM
CONNECTIONS POST ANCHORS AT ALL POST LOCATIONS BEAM/POST ANCHORS AT ALL LOCATIONS
PROVIDE FIRE BLOCKING PER NYS BUILDING CODE
ALL INSULATION TO MEET NYS BUILDING CODE REQUIREMENTS FOR FLAME SPREAD & RESISTANCE TO SMOKE DEVELOPMENT
ALL ABOVE TO BE APPROVED BY ARCHITECT AND TOWN BUILDING DEPARTMENT
-
-
-

SURVEY DATA TAKEN FROM PLAN PREPARED BY:
H. STANLEY JOHNSON AND COMPANY
LAND SURVEYORS, P.C.,
42 SMITH AVENUE
P.O. BOX 93
MT. KISCO,
NEW YORK 10549

DATED: DECEMBER 23, 2004
UPDATED: APRIL 3, 2016
TOWN OF LEWISBORO TAX LOT:
Sheet 53 ; Block 9834 ; Lot 38

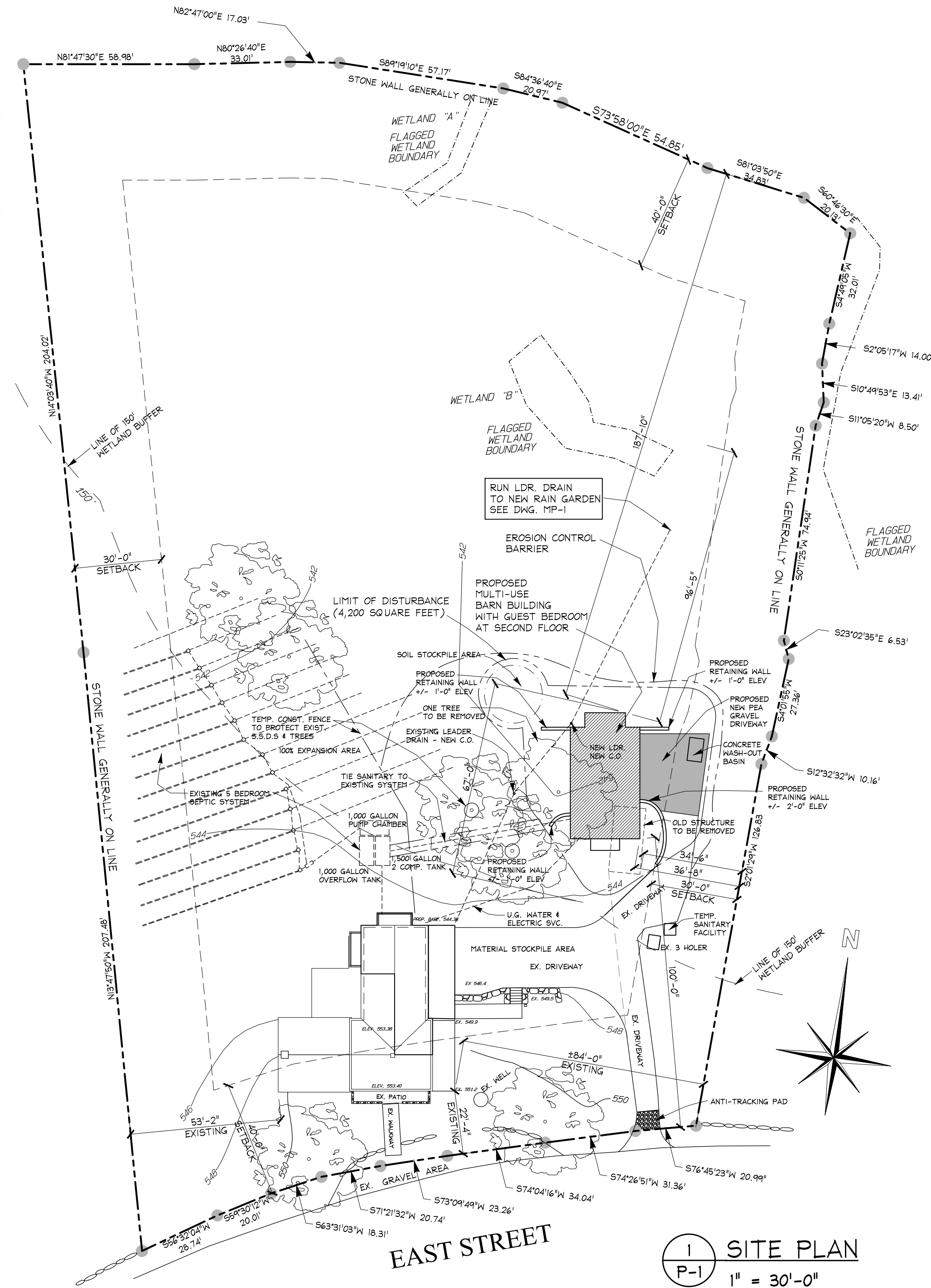
FLAGGED WETLANDS BOUNDARIES
SHOWN HEREON DELINEATED BY:
PAUL J. JAEHNIG,
WETLANDS AND SOIL CONSULTING
P.O. BOX 1071
RIDGEFIELD, CT 06877

DATED: MARCH 1, 2016
TOWN OF LEWISBORO TAX LOT:
Sheet 53 ; Block 9834 ; Lot 38



SILT FENCE DETAIL N.T.S.

AREA OF DISTURBANCE = 4,200 SQUARE FEET



1 SITE PLAN
P-1
1" = 30'-0"

Climatic and Geographic Design Criteria

Ground snow load	Wind Speed (mph)	Seismic design category	Subject to damage from	Winter design temp	Ice shield underlayment required	Flood hazards
45	90-100 mph	C	Weathering Frost line depth Termites Decay	7° F	YES	36/227A 5/64

BUILDING DATA - ZONE RIA

VALUE	REQUIRED	EXISTING	PROPOSED
LOT SIZE	1 ACRES	2.03% ACRES (88669.1 SF)	N/C
BUILDING COVERAGE	12% MAX. 10642.64 S.F.	3.54% ±9148 SF	4.39% ±9896 SF
SETBACKS:			
FRONT	40'-0"	22'-4"	N/C*
RIGHT SIDE	30'-0"	84'-0"	36'-8"
LEFT SIDE	30'-0"	53'-2"	N/C*
REAR	40'-0"	297'-6"	187'-10"

GROSS FLOOR AREA
FIRST FLOOR = 998 S.F. / SECOND FLOOR = 804 S.F. / TOTAL AREA = 1,802 S.F.
PROPOSED BUILDING HEIGHT FROM AVERAGE GRADE:
TO ROOF MID POINT = 23'-11" / TO RIDGE = 27'-10" / TOP OF CUPOLA = 32'-10" / EXISTING HOUSE HAS LESSER SETBACK

HAGELE
ARCHITECT
25 VALLEY AVENUE
WALDEN, NY 12586
(914) 232-9493

REV DATE DESCRIPTION
A 05/24/2018 2BA/PB SUBMISSION
B 6/11/2018 ADD FLOOR AREA & BLDG. HT.

RESIDENCE OF:
JONATHAN & VIVECCA
MAZELLA
25 EAST STREET
SOUTH SALEM, NEW YORK
SHEET 53; BLOCK 9834; LOT 38

DRAWING NAME:
PROPOSED
SITE PLAN
FLOOR PLANS
ELEVATIONS

ISSUE DATE
04/19/2018
SCALE
AS NOTED
JOB NO.
017022
SHEET NO.

P-1A

APPROVALS PRINT - NOT FOR CONSTRUCTION