TOWN OF BEDFORD

www.bedfordny.gov

AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street, 2nd Floor Conference Room

Bedford Hills, New York 10507

WEDNESDAY, November 2, 2016

7:30 P.M.

CARRYOVER APPLICATIONS:

7:30 P.M. – 7:45 P.M.

1. 326 South Bedford Road LLC, 326 South Bedford Road, Bedford Corners, NY 10549. Section 83.13 Block 1 Lot 7, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the demolition of an existing greenhouse and the remains of an existing one story frame building and the re-construction and expansion of an existing accessory structure (barn) to be used as recreational space to include a basketball court and lounge resulting in building coverage of 3.428% where 3% is permitted in the Residential 4 Acre Zoning District. The approved building coverage is 3.428% granted by Resolution #10-15 Three. This being a variance of Article III Section 125-11 and Article V Section 125-50; and the installation of plumbing facilities consisting of a full bath (1 toilet, 1 sink, 1 shower), washer dryer, and wet bar (1 sink) where plumbing in accessory structures is prohibited. This being a variance of Article I Section 3 Definition of Studio

NEW APPLICATIONS:

7:45 P.M. – 8:00 P.M.

1. Shao Bao Corporation Inc., 492 Pea Pond Road, Katonah, NY 10536. Section 62.17 Block 1 Lot 14, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit as-built building coverage of 2.76% where 3% is permitted and as-built impervious surface coverage of 9.76% where 8% is permitted where a variance was granted by Resolution #07-15 Five for renovations and additions to an existing pool house which is attached to the residence and located on a parcel that has non-conforming lot area consisting of 3.21 acres where 4 acres are required in the Residential 4 Acre Zoning District and where the existing impervious surface coverage was calculated on the site to 8.15% and the project was to reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District.
Article III Section 125-11 and Article V Section 125-50

8:00 P.M. – 8:15 P.M.

2. Camille Branca Irrevocable Trust, 48 Davids Way, Bedford Hills, NY 10507. Section 60.20 Block 1 Lot 7, R-4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the legalization of plumbing facilities consisting of a half bath (1 toilet and 1 sink) and 1 slop sink in an exiting accessory structure (3-stall barn with storage and tack room) where plumbing in accessory structures is prohibited. Article I Section 125-3 Definition of Studio.

8:15 P.M. - 8:30 P.M.

3. Bedford Historical Society, 608 Old Post Road, Bedford, NY 10506. Section 84.7 Block 1 Lot 16, R-2 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit an amended application for the installation of a pre-fabricated 10 x 14-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 19.0 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage of 18.61% where 6% is permitted and impervious surface coverage of 45.14% where 14% is permitted in the Residential 2 Acre Zoning District. The lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District. The lot does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District.
Article III Section 125-11, Article V Section 125-50, and Article III Section 125-12 (B)

8:30 P.M. - 8:45 P.M.

4. Stephanie King (Owner) and Peter Kunhardt, Jr. (Applicant), 602 Old Post Road, Bedford, NY 10506. Section 84.11 Block 1 Lot 8, R-2 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a rear roof shed dormer on an existing, non-conforming single family residence with a rear yard setback of 36.0 feet where 50 feet is required, a side yard setback of 12.9 feet where 40 feet is required, a front yard setback of 27.7 feet where 50 feet is required, building coverage of 13.3% where 6% is required, impervious surface coverage of 35% where 14% is required in the R-2 Acre Zoning District. The lot area is 0.319 acres where 2 acres are required in the Residential 2-Acre Zoning District. The lot does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District.
Article III Section 125-11, Article V Section 125-50, Article II Section 125-12(B)

8:45 P.M. – 9:00 P.M.

5. John Olds, 33 Hook Road, Bedford, NY 10506. Section 73.14 Block 1 Lot 15, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the creation of a cottage in a newly constructed, slightly enlarged accessory building that is replacing an existing 2-car garage and wood shed where no special permit for an accessory cottage shall be granted until five years after the construction of the accessory building.
Article VIII Section 125-79.1 (1)

9:00 P.M. – 9:15 P.M.

6. Jason Drake, 7 Washington Avenue, Bedford, NY 10506. Section 84.10 Block 2 Lot 24, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to a single family residence including (1) the construction of a new second story shed dormer for egress windows resulting in a side yard setback of 11.6 feet where 15 feet is required in the R-1/4 Acre Zoning District where the residence has an existing, non-conforming side yard setback of 11.6 feet and an existing, non-conforming front yard setback of 30.1 feet where 35 feet is required; and (2) the addition of a covered side porch to match the existing covered front porch resulting in a front yard setback of 30.3 feet where 35 feet is required in the R-1/4 Acre Zoning District where the residence has an existing, non-conforming front yard setback of 30.1 feet where 35 feet is required in the R-1/4 Acre Zoning District.
Article III Section 125-11 and Article V Section 125-50

9:15 P.M. – 9:30 P.M.

7. Robert and Lisa Halmi, 1349 Old Post Road, Pound Ridge, NY 10576. Section 62.5 Block 1 Lot 3, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the renovation of an existing residence to include a garage and screened porch addition and the construction of new dormers resulting in (1) building coverage is 4.96% where 3% is permitted in the R-4 Acre Zoning District and the existing building coverage is non-conforming at 3.6%; (2) impervious surface coverage is 10.65% where 8% is permitted in the R-4 Acre Zoning District and the existing impervious coverage is non-conforming at 12.4%; (3) a side yard setback to the garage of 27.5 feet where 50 feet is required in the R-4 Acre Zoning District where the existing setback to the residence is non-conforming at 31.0 feet; (4) a side yard setback of 31.0 feet to the residence where the dormers are to be located on the side yard roof of the residence where 50 feet is required in the R-4 Acre Zoning District where the existing side yard setback is non-conforming at 31.0 feet. The parcel is a non-conforming lot consisting of 1.84 acres where 4 acres are required in the R-4 Acre Zoning District.
Article III Section 125-11 and Article V Section 125-50

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Shao Bao Corporation Inc.**
1 Main Street #6B
Brooklyn, NY 11201

for a variance of the Town of Bedford Zoning Ordinance to permit:

As-built building coverage of 2.76% where 3% is permitted and as-built impervious surface coverage of 9.76% where 8% is permitted where a variance was granted by Resolution #07-15 Five for renovations and additions to an existing pool house which is attached to the residence and located on a parcel that has non-conforming lot area consisting of 3.21 acres where 4 acres are required in the Residential 4 Acre Zoning district and where the existing impervious was calculated on the site to 8.15% and the project was to reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District. This being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicants and located on:

492 Pea Pond Road
Katonah, NY 10536

designated as Section 62.17 Block 1 Lot 14 on the Tax Maps of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

Amended

APPLICATION FOR A VARIANCE

RECEIVED
OCT 17 2016
BEDFORD ZONING
BOARD OF APPEALS

1. Name of Owner: Shao Bao Corporation Inc

   Address: 1 Main Street #6B, Brooklyn, NY 11201

   Telephone/Email: 917 645 2779 shainokdavid@gmail.com

2. Name of Applicant, if other than Owner: Carol A. Cioppa AIA

   Address: 92 Fancher Road, Pound Ridge, NY 10576

   Telephone/Email: 914 b764 1549 carolacioppa@cioppaarchitectsllc.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   Carol A. Cioppa AIA Cioppa Architects LLV

   Address: 92A Fancher Road, Pound Ridge, NY 10576

   Telephone/Email: 914 764 1549 carolacioppa@cioppaarchitectsllc.com

4. Identification Property:

   Street Address: 492 Pea Pond Road, Katonah, NY

   Tax ID: _____ Zoning District: R-4A Total Land Area: 3.2198 acres

   Age of the Building 1929

   Is the property located in a designated Historic District? Yes

   % of Building Coverage: 2.76 % of Impervious Surface 9.76

   Property Abuts a State or County highway, parkway, thruway or park: Yes ____ No X

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: X

   Property is on the North side of Pea Pond Road within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: Article III Section: 125-11
Article V 125

To Permit:

As-built building coverage of 2.76% where 3% is permitted and as-built impervious surface coverage of 9.76% where 8% is permitted where a variance was granted by Resolution #07-15 Five for renovations and additions to an existing pool house which is attached to the residence and located on a parcel that has non-conforming lot area consisting of 3.21 acres where 4 acres are required in the Residential 4 Acre Zoning district and where the existing impervious was calculated on the site to 8.15% and the project was to reduce the calculation to 6.6% where 8% is permitted in the Residential 4 Acre Zoning District.

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

Signature of Owner — October 17, 2016 Date

Signature of Applicant — October 17, 2016 Date

Rev. 5/18/10

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Camille Branca Irrevocable Trust**
48 David's Way
Bedford Hills, NY 10507

For a variance of the Town of Bedford Zoning Ordinance to permit:

The legalization of plumbing facilities consisting of a half bath (1 toilet and 1 sink) and 1 slop sink in an existing Accessory structure (3-stall barn with storage and tack room) where plumbing in accessory structures is prohibited. This being a variance of Article I Section 125-3 Definition of Studio for property owned by the applicant and located on:

48 David's Way
Bedford Hills, NY 10507

designated as Section 60.20 Block 1 Lot 7 on the Tax Map of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

Pd
ck #
Receipt

RECEIVED
SEP 23 2016
BEDFORD ZONING
BOARD OF APPEALS

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

1. Name of Owner: Camille Brancy

   Address: 48 Davids Way Bedford Hills

   Telephone/Email: CCN7110@AOL.COM 914 403 3754

2. Name of Applicant, if other than Owner: _____

   Address: _____

   Telephone/Email: _____

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   Marty Kramer

   Address: Katonah NY

   Telephone/Email: _____

4. Identification Property:

   Street Address: 48 Davids Way Bedford Hills NY

   Tax ID: 60.20-1-7 Zoning District: _____ Total Land Area: 4.2

   Age of the Building_____

   Is the property located in a designated Historic District? no

   % of Building Coverage: _____% of Impervious Surface _____

   Property Abuts a State or County highway, parkway, thruway or park: Yes ____ No ✓

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: ____

   Property is on the _____side of _____ within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

5. Request:
The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: I Section: 125-3

To Permit:
Plumbing facilities in an accessory structure (barn) (1 stop sink, 1 half Bath)

6. Plans required:
Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:
Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

RECEIVED
SEP 22 2016
BEDFORD ZONING
BOARD OF APPEALS

Signature of Owner — Date 9/22/2016

Signature of Applicant — Date 9/22/2016

Rev. 5/18/10

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **60.20-1-7**

Application #:

Date: 10/7/2016

Owner Information

Branca Irrevocable Trust, Camille & Branca, Camille

Applicant Information

Branca Irrevocable Trust, Camille &
c/o AA Branca & Co CPA
700 Summer St
Stamford CT 06901

Location: 48 Davids Way
Parcel ID: 60.20-1-7
Permit Type: Alteration
Work Description: Legalize plumbing in an existing horse barn: powder room (1 toilet, 1 sink) and 1 slop

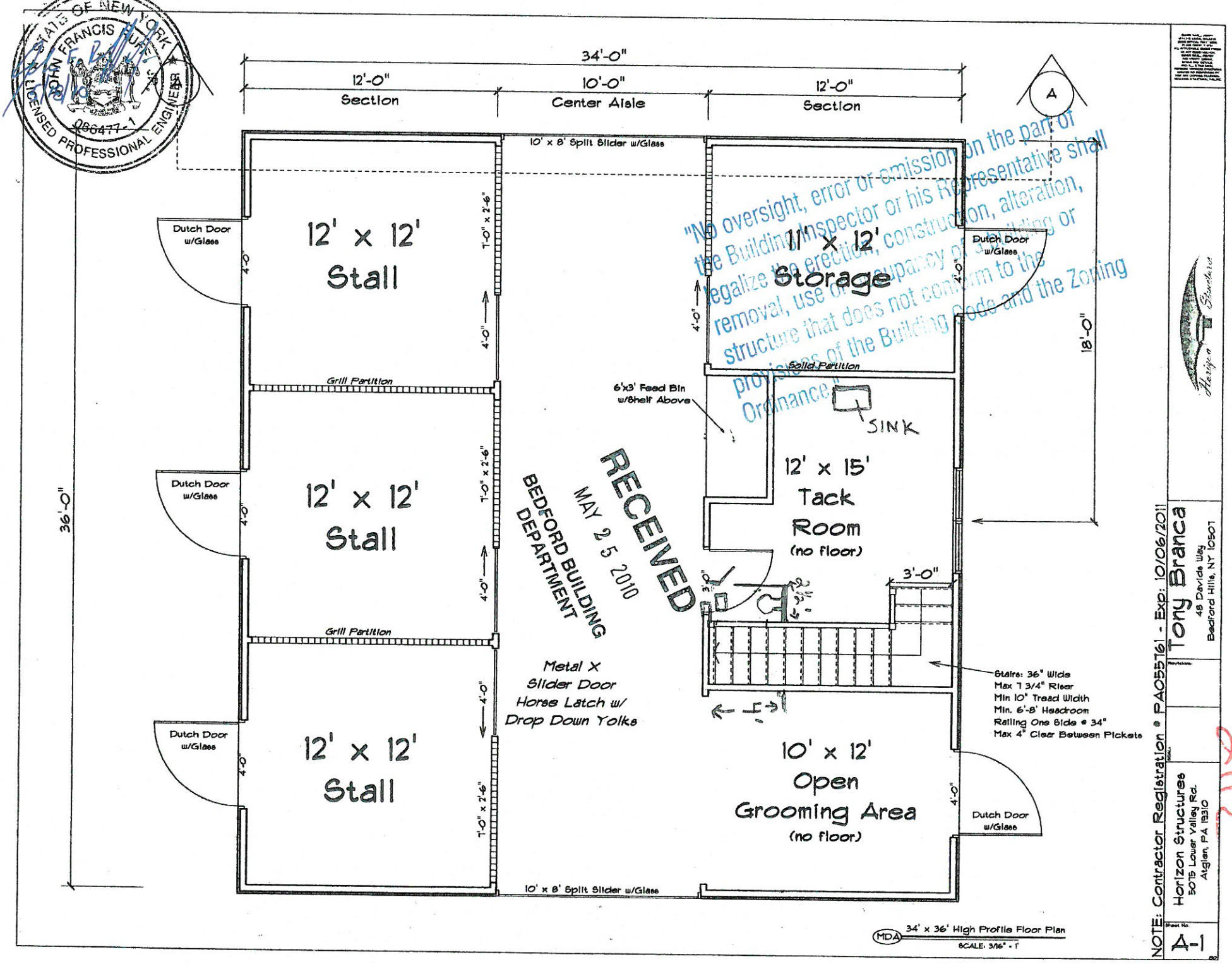
Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The installation of plumbing in an accessory structure is not permitted and requires a variance of Article I Section 125-3 from the Board of Appeals

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector



STATE OF NEW YORK
JOHN FRANCIS HUFF JR.
086477-1
LICENSED PROFESSIONAL ENGINEER

RECEIVED
MAY 25 2010
BEDFORD BUILDING DEPARTMENT

"No oversight, error or omission on the part of the Building Inspector or his Representative shall legalize the erection, construction, alteration, removal, use or occupancy of any building or structure that does not conform to the provisions of the Building Code and the Zoning Ordinance."

NOTE: Contractor Registration # PA055761 - Exp: 10/06/2011

Tony Branca
48 Davids Way
Bedford Hills, NY 10507

Horizon Structures
5075 Lower Valley Rd.
Atglen, PA 19310

Sheet No.
A-1

2112

Certificate of Compliance

Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507
914-666-8040

5/27/2011

Certificate: 2011-0782
Issued: 5/27/2011

Building Permit No. 22112

This is to certify that: **Branca Irrevocable Trust, Camille**
of **Branca, Camille, Bedford Hills, NY 10507**
having filed on **5/27/2011** Application No. **2011-0782**
for a Certificate of Occupancy applying to premises located at **48 Davids Way**
Bedford Hills, NY 10507 being Section, Block and Lot **60.20-1-7**
Town of Bedford Assessment map in the **R-4A** district as shown on the Town zoning map, and the application having been approved, authority is hereby given to occupy or use said premises or building or part thereof for the following purposes:

New 3-stall barn including tacking room, groom area and storage in attic.

Inspected - 10/21/2010

Steven Fraietta [illegible]

Building Inspector

BD#
22112

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York

Resolution #06-09 Five
Camille Branca Irrevocable Trust
Barn - Coverage

WHEREAS, application has been made pursuant to Article III Section 125-11 of the Code of the Town of Bedford for a variance to permit the construction of a 1,176 square foot, 3-stall barn including tack room and groom room with hay storage above resulting in building coverage of 3.57% where 3% is permitted in the R-4 Acre District for premises located at 48 Davids Way, Bedford Hills, New York 10507, being known and designated on the Tax Maps of the Town of Bedford as Section 60.20 Block 1 Lot 7, in the Residential Four Acre District, and shown on a survey and plan submitted on May, 1, 2009 and

WHEREAS, a public hearing was held on June 10, 2009 at which time all those present wishing to speak were given an opportunity to be heard, and

WHEREAS, all members of the Board of Appeals have had the opportunity to inspect the site, and

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. Michaelis, seconded by Mr. Bird.

RESOLVED, that the application for a variance to permit the construction of a 1,176 square foot, 3-stall barn including tack room and groom room with hay storage above resulting in building coverage of 3.57% where 3% is permitted in the R-4 Acre District, be approved in accordance with the site plan submitted on May 1, 2009, prepared by Martin Kravitt, R.A. based on a survey entitled "Survey of Property Prepared for 266 North Street, LLC, Being Lot No. 3 as Shown on Subdivision Map prepared for Righter Realty Corporation, Filed Map No. 17326, Filed 12-28-70, Situate in the Town of Bedford, Westchester Co., N.Y., dated January 31, 2008, prepared by Terry Bergendorff Collins, and a plan received on May 1, 2009 entitled "Branca, Camille & Tony, Barn 34 x 36 x 10, and because of the following:

1. That the benefit cannot be achieved by another means feasible to the applicant due; and

2. That there will be no undesirable change to the character of the neighborhood or nearby properties; and

3. That the request is not substantial; and

4. That the request will have no adverse physical or environmental effect; and

5. That even though the alleged difficulty is self-created, this is only one of the factors to be considered by the Board in making its decision.

And, subject to the following conditions:

1. That the applicant applies for a building permit within one (1) year of the date of the Board's vote on the application and diligently pursues such application to completion.

22112

2. That the applicant shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.

3. That the barn shall be constructed and located on the site as presented on the survey/site plan submitted on May 1, 2009 prepared by Martin Kravitt, R.A. based on a survey entitled "Survey of Property Prepared for 266 North Street, LLC, Being Lot No. 3 as Shown on Subdivision Map prepared for Righter Realty Corporation, Filed Map No. 17326, Filed 12-28-70, Situate in the Town of Bedford, Westchester Co., N.Y., dated January 31, 2008, prepared by Terry Bergendorff Collins, and a plan received on May 1, 2009 entitled "Branca, Camille & Tony, Barn 34 x 36 x 10.

4. The surveyor shall stake the location of the barn prior to the commencement of construction.

5. The surveyor shall certify the coverage on site to the building department prior to issuance of a Certificate of Occupancy

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Bird, Ms. Schaefer, Mr. Michaelis, Mrs. Spano, Mr. Menken
Nays – None

David A. Menken

David A. Menken, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 12-31, *2009.*

Alexandra J. Costello, Secretary
Zoning Board of Appeals

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Bedford Historical Society**
PO Box 491
Bedford, NY 10506

for a variance of the Town of Bedford Zoning Ordinance to permit:

The amended application for the installation of a pre-fabricated 10 x 14-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 19.0 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage of. 18.61% where 6% is permitted and impervious surface coverage of 45.14% where 14% is permitted in the Residential 2 Acre Zoning District. The lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District. The lot does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District. These requiring variances of Article III Section 125-11 and Article V Section 125-50, and Article III Section 125-12 (B) for property owned by the applicant and located on:

608 Old Post Road
Bedford, NY 10506

designated as Section 84.7 Block 1 Lot 16 on the Tax Map of the Town of Bedford in an R-2 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016,** at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **84.7-1-16**

Application #:

Date: 10/7/2016

Owner Information

Bedford Historical Society

Applicant Information

Bedford Historical Society
PO Box 491

Bedford NY 10506

Location: 608 Old Post Rd
Parcel ID: 84.7-1-16
Permit Type: Shed
Work Description: Amended Application: Pre-fabricated Shed (10 x 14 feet) located on existing brick patio

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The amended proposal to add a (10 x 14) shed on a residential property with a non-conforming commercial use will require variances of Article V Section 125-50, Article III Section 125-11 and Article III Section 125-12 (B) from the Board of Appeals. The lot area of the parcel is non-conforming consisting of 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District. The lot that does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District. The shed will result in a side yard setback of 19.0 feet where 40 feet is required in the Residential 2 Acre Zoning District; the building coverage is proposed to be 18.61% where 6% is permitted and the impervious surface coverage is proposed to be 45.14% where 14% is permitted in the Residential 2 Acre Zoning District.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

RECE[illegible]
SEP 23 [illegible]
BEDFORD [illegible]G
BOARD OF A[illegible]S

APPLICATION FOR A VARIANCE AMENDED

1. Name of Owner: BEDFORD HISTORICAL SOCIETY

   Address: 612 OLD POST ROAD PO BOX 491

   Telephone/Email: 234-9751 - e.ryan@bhsny.org

2. Name of Applicant, if other than Owner: _____

   Address: _____

   Telephone/Email: _____

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   _____

   Address: _____

   Telephone/Email: _____

4. Identification Property:

   Street Address: 608 OLD POST ROAD - HISTORICAL HALL

   Tax ID: 84.7-1-16 Zoning District: R2 Total Land Area: .317

   Age of the Building new

   Is the property located in a designated Historic District? yes

   % of Building Coverage: 18.61 % of Impervious Surface 45.14%

   Property Abuts a State or County highway, parkway, thruway or park: Yes ✓ No ____

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: ✓

   Property is on the NW side of OLD POST RD. within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: _____ Section: _____

To Permit: installation of a new pre-fabricated shed behind historical hall on a pre-existing brick patio.
size of shed in original application was 10x12
size of shed in amended application is 10x14.

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

RECEIVED
SEP 23 2016
BEDFORD ZONING
BOARD OF APPEALS

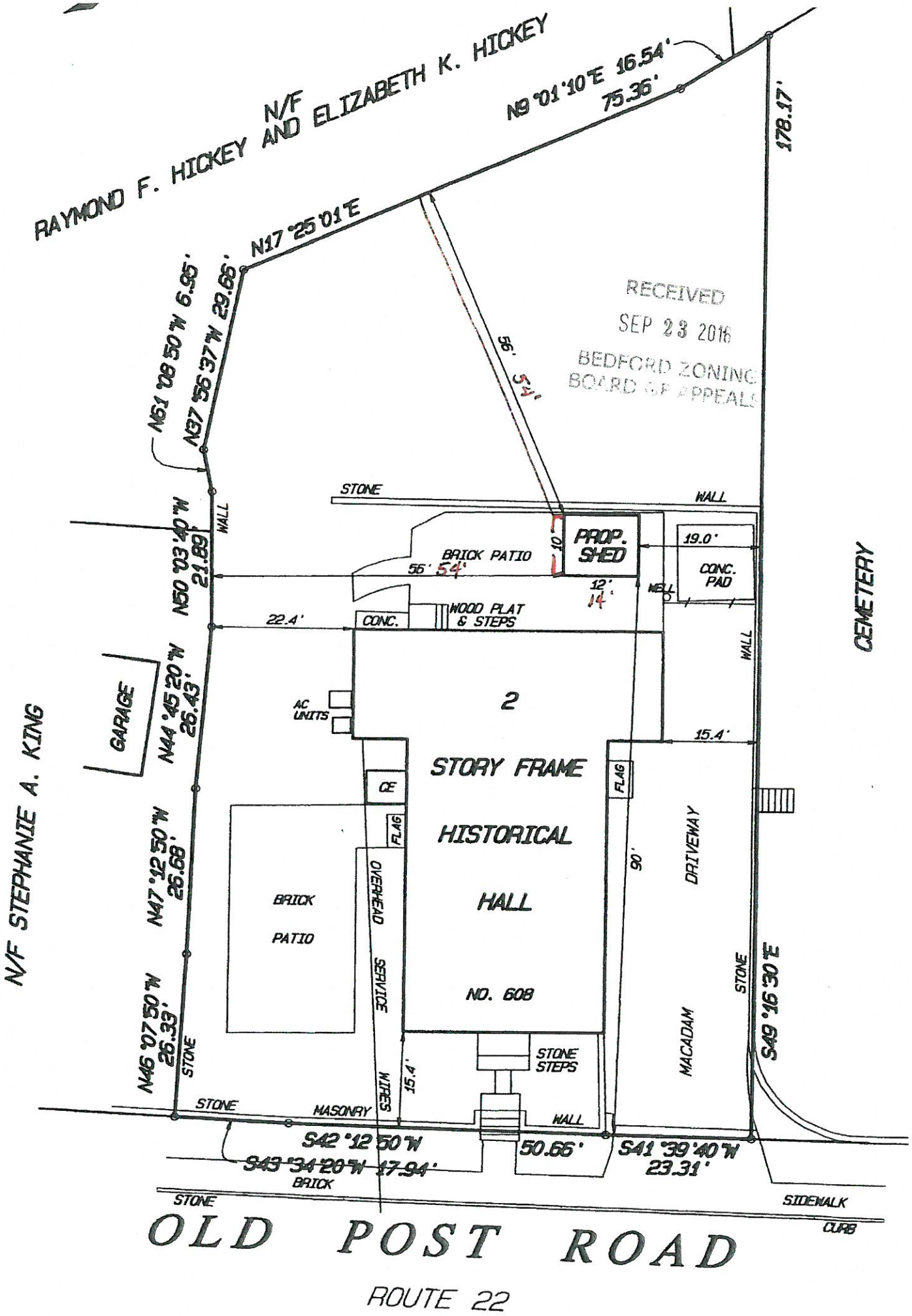
Margaret Ryan
Signature of Owner

9/23/16
Date

Executive Director
Bedford Historical Society
Signature of Applicant

Date

Rev. 5/18/10


N/F
RAYMOND F. HICKEY AND ELIZABETH K. HICKEY
N9°01'10"E 16.54'
75.36'
178.17'
N17°25'01"E
N61°08'50"W 6.95'
N37°56'37"W 29.66'
RECEIVED
SEP 23 2016
BEDFORD ZONING
BOARD OF APPEALS
56' 54'
STONE
WALL
N50°03'40"W
21.89'
WALL
BRICK PATIO
56' 54'
10'
PROP. SHED
19.0'
CONC. PAD
12' 14'
WELL
22.4'
CONC.
WOOD PLAT & STEPS
WALL
CEMETERY
GARAGE
N44°45'20"W
26.43'
AC UNITS
2
STORY FRAME
HISTORICAL
HALL
NO. 608
15.4'
CE
FLAG
FLAG
N/F STEPHANIE A. KING
N47°12'50"W
26.68'
BRICK
PATIO
OVERHEAD
SERVICE
WIRES
90'
DRIVEWAY
MACADAM
STONE
S49°16'30"E
N46°07'50"W
26.33'
STONE
STONE STEPS
15.4'
STONE
MASONRY
WALL
S42°12'50"W
50.66'
S41°39'40"W
23.31'
S43°34'20"W 17.94'
BRICK
STONE
SIDEWALK
CURB
OLD POST ROAD
ROUTE 22

R-2A ZONE

TOTAL AREA = 13,803 Sq.Ft.

BUILDING COVERAGE: 6% ALLOWABLE (828 S.F.)			
	EXISTING	PROPOSED	
HISTORICAL HALL	2,429 S.F.	2,429 S.F.	2429 S.F
PROPOSED SHED	———	120 S.F.	140 S.F
TOTAL BUILDING COVERAGE	2,429 S.F.	2,549 S.F.	2569 S.F
PERCENTAGE OF COVERAGE	17.59%	18.46%	18.61%

IMPERVIOUS AREAS: 14% ALLOWABLE (1,932 S.F.)			
	EXISTING	PROPOSED	
TOTAL BUILDING AREA	2,429 S.F.	2,549 S.F.	2569
MACADAM DRIVEWAY	1,806	1,806	
BRICK PATIO'S	1,580	1,460	1440.
CONC. PLAT'S	175	175	
PLATS, STEPS & WALLS	205	205	
AC UNITS	17	17	
TOTAL IMPERVIOUS SURFACE	6,212 S.F.	6,212 S.F.	6232 ~~6212 S~~
PERCENTAGE OF IMPERVIOUS SURFACE	45% ✓	45%	

45.14%

Area = 13,803 S.F. or 0.317 Acres.

Tax Identification: Section 84.7 Block 1 Lot 16.

In accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc.

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

All certifications are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

TOWN OF BEDFORD

☑ New Building ☐ Addition ☐ Alteration ☐ Demolition ☐ Roof ☐ Pool ☐ Already Built Bldg. Permit No._____

To the Building Inspector: revised 9/23/16

Application is hereby made for permission to perform the work in accordance with the plans and specifications herewith submitted and in compliance with the information given below.

It is agreed that if such permission is granted, said building will conform in all respects to said plans and specifications and shall comply with all provisions of the Town of Bedford Zoning Ordinance, and all State and Federal Laws or regulations pertaining in any way thereto.

Attached hereto are duplicate copies of the survey showing to scale position of building on the plot.

Owner Bedford Historical Society Address 612 Old Post Rd Bedford, NY Tel.# 914 234 9751

Applicant _____ Address _____ Tel.#_____

Architect/Engineer _____ Address _____ Tel.#_____

Builder _____ Address _____

Building is located at 608 OLD POST ROAD BEDFORD, NY 10506

Section 84.7 Block 1 Lot 16 Town of Bedford Assessment Map.

INFORMATION MUST BE PROVIDED:

Detail of proposed construction: INSTALL PRE-FABRICATED SHED BEHIND HISTORICAL HALL ON EXISTING BRICK PATIO

Estimated **COST OF CONSTRUCTION:** $ 3500 00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is $20,000 or more OR for Legalizations

I _____ do hereby affirm and certify as follows: (i) I am an architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my training and experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately $ _____, and (iv) pursuant to Penal Law § 210.45, I acknowledge that a false written statement made knowingly is a Class A misdemeanor.

Signature: _____ Date: _____

Sign and Affix Seal

Amount of square feet for new project ~~120~~ 140 Total % of Building Coverage of property 18 % 18.46

Total % of Impervious Surface of property ~~44~~ % 45 Area of disturbance 0 **If over 5000 sq. ft. submit erosion & sediment control plan.**

Age of Building or year built NEW SHED

TYPE OF STRUCTURE

☐ One Family Dwelling ☐ Two Family Dwelling ☐ Multiple Dwelling

Accessory Structure _____ Pool ☐ Tennis Court ☐ Commercial ☐

ZONING DISTRICT R-4A (2A) 1A 1/2A 1/4A TF VA MF EL
(circle)
RO CB NB LI RB PBO PBR PBOK

Number of stories 1 ; Height 11.5 feet. Interior only _____

Front yard 90 feet. Rear yard ~~62.5~~ 54 feet. Side yard ~~18.8~~ 19 feet one side.

Side yard ~~57.8~~ 54 feet other side.

The above setbacks must be filled in.

I hereby certify that the statements and data on this sheet are correct and true to the best of my knowledge and belief. Property Owner shall sign application or file letter of approval to

(Signed) Evelyne H Reyer executive Director Bedford Historical Society

Telephone No. 234-9751 /Email _____

revised 9/23/16

Action By Building Inspector

The foregoing application and accompanying plans and specifications have been examined and considered, and the following action taken by me:

☐ Board of Health Approval
☐ Highway Approval
Town of Bedford ☐
Westchester County ☐
State of New York ☐

☐ Application Rejected
☐ Application Granted
☐ Referred to Board of Appeals

Variance Requested _____

_____

_____

_____

_____

_____
Building Inspector of the Town of Bedford, New York

FEES:

Building: _____

Certificate of Compliance _____

Total: _____

Permit No. _____

Date Approved _____

Date Notified _____

ZONING BOARD OF APPEALS
Town of Bedford
Westchester County, New York

RECEIVED
JAN - 8 2016
LISBETH FUMAGALLI, TOWN CLERK
TOWN OF BEDFORD, NEW YORK

Resolution #11-15 Two

Bedford Historical Society
Historical Hall
Shed

WHEREAS, on August 7, 2015 and application was made pursuant to Article III Section 125-11 and Article V Section 125-50 of the Code of the Town of Bedford for a variance to permit the installation of a pre-fabricated 10 x 12-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 18.8 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage estimated to be 18% where 6% is permitted and impervious surface coverage of estimated to be 44% where 14% is permitted in the Residential 2 Acre Zoning District. The lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District, for premises located at 608 Old Post Road, Bedford, NY 10506, being known and designated on the Tax Map of the Town of Bedford as Section 84.7 Block 1 Lot 16 in the Residential 2-Acre Zoning District; and

WHEREAS, public hearings were held on September 9, 2015 and November 4, 2015, at which time all those present wishing to speak were given an opportunity to be heard, and

WHEREAS, all members of the Board of Appeals had the opportunity to inspect the site; and

WHEREAS, the Bedford Village Historic District Review Commission granted Certificate of Approval No. 2014/11 on November 14, 2014; and

WHEREAS, at the hearing held on September 9, 2015 the applicant was asked to provide an updated survey with accurate coverage calculations; and

WHEREAS, on October 29, 2015 the applicant submitted a survey entitled "Survey of Property Prepared for Bedford Historical Society, Situate in the Town of Bedford, Westchester County, New York," prepared by Stephen T. Johnson, P.L.S., dated September 22, 2015 and amended their application to reflect a request for a side yard setback of 19 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage of ~~18.46%~~ 18.61 where 6% is permitted and impervious surface coverage of 45% where 14% is permitted in the Residential 2 Acre Zoning District; and

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. Michaelis, seconded by Mrs. Spano, it is

RESOLVED, that the application for a variance of Article III Section 125-11 and Article V Section 125-50 to permit the installation of a pre-fabricated 10 x ~~12~~ 14-foot shed on a residential property with a non-conforming commercial use (Historical Hall) resulting in a side yard setback of 19 feet where 40 feet is required in the Residential 2 Acre Zoning District; building coverage of ~~18.46%~~ 18.61 where 6% is permitted and impervious surface coverage of 45% where 14% is permitted in the Residential 2 Acre Zoning District where the lot area is 0.317 acres where 2 acres are required in the Residential 2 Acre Zoning District, be approved in accordance with the survey submitted on October 29, 2015 entitled "Survey of Property Prepared for Bedford Historical Society, Situate in the Town of Bedford, Westchester County, New York," prepared by Stephen T. Johnson, P.L.S., H. Stanley Johnson and Company Land Surveyors, dated 9/22/15. In particular, the Board finds that the benefit to the applicant by the granting of the variance outweighs any alleged detriment to the community and determined the following:

1. That the benefit cannot be achieved by another means feasible to the applicant and there is no other place on the site to locate a shed; and

2. That there will be no undesirable change to the character of the neighborhood or detriment to nearby properties in that the area is already paved; and

3. That the variance request is not substantial; and

4. That the request will not result in any adverse physical or environmental effects on the neighborhood because the shed will be situated on an existing brick area; and

5. That the alleged difficulty is self-created, but this is only one of the factors to be considered by the Board in making its decision and is not determinative.

Approval of the proposed variance is subject to the following conditions:

1. The applicant must apply for a building permit for the project within one (1) year of the date of the Board's vote on the application and diligently pursue such construction to completion.

2. The variance is granted in accordance with the survey submitted on October 29, 2015 entitled "Survey of Property Prepared for Bedford Historical Society, Situate in the Town of Bedford, Westchester County, New York," prepared by Stephen T. Johnson, P.L.S., dated September 22, 2015.

Vote taken on the foregoing motion was as follows:

Ayes – Mr. Petschek, Ms. Black, Ms. Schaefer, Mrs. Spano, Mr. Michaelis

Peter Michaelis, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford that was filed in the Office of the Clerk of the Town of Bedford on 1-8, *2016.*

Alexandra J. Costello, Secretary
Zoning Board of Appeals

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following request of:

Owner: **Stephanie King**
602 Old Post Road
Bedford, NY 10506

Applicant: **Peter Kunhardt, Jr.**
20 Hog Hill Road
Chappaqua, NY 10514

for a variance of the Town of Bedford Zoning Ordinance to permit:

The construction of a rear roof shed dormer on an existing, non-conforming single family residence with a rear yard setback of 36.0 feet where 50 feet is required, a side yard setback of 12.9 feet where 40 feet is required, a front yard setback of 27.7 feet where 50 feet is required, building coverage of 13.3% where 6% is required, impervious surface coverage of 35% where 14% is required in the R-2 Acre Zoning District. The lot area is 0.319 acres where 2 acres are required in the Residential 2-Acre Zoning District. The lot does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District. These requiring variances of Article III Section 125-11, Article V Section 125-50 and Article III Section 125-12 (B) for property located on:

602 Old Post Road
Bedford, NY 10506

designated as Section 84.11 Block 1 Lot 8 on the Tax Maps of the Town of Bedford in a Residential 2-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

TOWN OF BEDFORD

Bedford Village Historic District Review Commission

RECEIVED
OCT 18 2016
BEDFORD BUILDING DEPARTMENT

CERTIFICATE OF APPROVAL NO. 2016/05

Property: 602 Old Post Rd.

Owner: Peter Kunhardt (contract vendee) **Agent: Darren Mercer**

Issued: October 17, 2016

WHERE AS, the Bedford Village Historic District Review Commission met at a regular scheduled meeting on Sep. 7, 2016 and discussed an application to construct a 2nd floor Rear Shed Dormer roof-line.

NOW THEREFORE BE IT RESOLVED, that pursuant to Article 1, Section 71 of the Code of the Town of Bedford, the Commission reviewed the application, dated 9-1-16 and hereby unanimously approved the conceptual drawing dated 9-7-16 as submitted.

If the Work is not commenced within twelve (12) months, this Certificate of Approval becomes void and filing of a new application will be required. Please contact the Commission if there are any questions regarding approval.

James B. Renwick
Chairman
(914) 234-9261
Jim.renwick@renwicksothebysrealty.com

Attach: Drawings, Description, Application.

CC: (via email) Applicant: Town Clerk: L. Fumagalli, Code Enforcer: W. O'Keefe
Original (Hard copy): Building Dept.

TOWN OF BEDFORD

RECEIVED
OCT 18 2016
BEDFORD BUILDING DEPARTMENT

Bedford Village Historic District Review Commission

APPLICATION FOR CERTIFICATE OF APPROVAL

APPLICABILITY:

A Certificate of Approval is required for any action that alters the site or the exterior façade of a building in the Historic District, including but not limited to new construction, additions to existing buildings, renovation of exterior materials, changes in windows or doors, changes in paint color, significant landscape changes, lighting, signage, and walls or fences.

A Certificate of Approval must be obtained prior to applying for a Town of Bedford building permit.

Applications must be received two (2) weeks prior to a regularly scheduled meeting of the Commission.

Submit six (6) copies of the completed application, drawings and supporting materials to:

Bedford Village Historic District Review Commission
PO Box 48, Bedford, NY 10506
(914) 234-9454

IDENTIFICATION OF PROPERTY:

ADDRESS: 602 Old Post Road, Bedford, New York: The Methodist-Episcopal Manse

SECTION: 84.11 BLOCK 1 LOT(S): 8 ON TOWN ASSESSMENT MAP

APPLICANT INFORMATION:

OWNER: Peter W. Kunhardt Jr. Vendee
ADDRESS: 20 Hog Hill Road
Chappaqua, New York 10514
CONTACT #: 914-319-7534

AGENT: Darren P. Mercer Architect, PLLC
ADDRESS: 32 Flintlock Ridge Road
Katonah, New York 10536
CONTACT #: 914-391-4490

DESCRIPTION OF PROPOSED CHANGES:

Construction of new 2nd Floor Rear Facade Shed Dormer with two symetrical engaged gables into the horizontal Shed Dormer Roof-Line. The Shed Dormer is proposed to help provide additional headroom as the ceiling low eaves are 42" above finished 2nd Floor. This Project will allow for a new Master Bathroom and Closet, Laundry Room and larger Hall Bathroom. Exterior Materials and Profile Trims to match the existing character and scale of the home.

Required information to be included with all applications:

- ☐ Site plan of property showing existing and proposed buildings and exterior site features including significant landscaping. Include topographic information for landscape changes. Minimum Scale: 1" = 20'
- ☒ Scaled drawings showing plans and elevations of proposed construction, including detail drawings of relevant architectural features. Minimum Scale: ¼" = 1'-0"
- ☒ Color Photographs showing existing conditions to be changed and views from public right of ways which may be altered
- ☐ Samples or clear photographs and specifications of proposed materials and colors

APPLICATION – Continued

For Landscape Elements & Accessories, including: Signage, Lighting, Fences and Planting

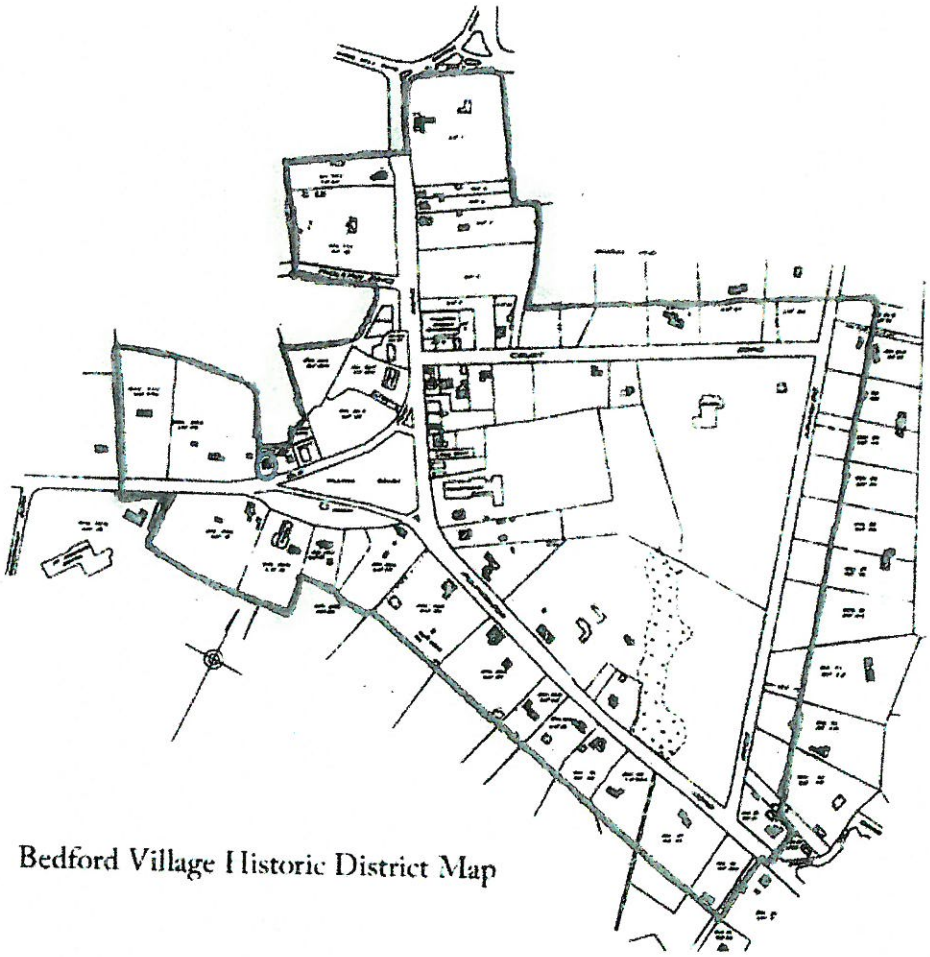
- ☐ Site plan showing proposed placement on site Minimum Scale: 1"=20'
- ☐ Scaled drawings of elevations and construction details Minimum Scale: ½"=1'-0"
- ☐ Signs must show lettering style, size, placement and color Minimum Scale: ½"=1'-0"
  Black letters on white background with Caslon Old Style or similar font is preferred
- ☐ Samples or clear photographs and specifications of proposed materials and colors

RECEIVED
OCT 18 2016
BEDFORD BUILDING DEPARTMENT

By submitting an application for a Certificate of Approval, the Applicant and Owner grant permission to the Town of Bedford and members of the Bedford Village Historic District Review Commission to enter the property described above for purposes related to the above application, at reasonable times, and with permission from either the owner or tenant in possession.

Signature of Applicant: _____ Date: 9-1-16

The Commission meets on the second Wednesday of every month at the Bedford Free Library at 7:00PM



Bedford Village Historic District Map

Please circle the subject property on the District Map.

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

Darren P. Mercer, Architect, PLLC
Architecture & Interior Design
32 Flintlock Ridge Road
Katonah, New York 10536
914.391.4490
darrenpmercer@gmail.com

ZONING TABLE:
602 OLD POST ROAD, BEDFORD, NEW YORK 10506

ZONE: R-2A

EXISTING AND PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING AND ACCESSORY STRUCTURES

LOT AREA = 0.319 ACRES (13,894 s.f.)

TAX IDENTIFICATION: SHEET 84.11, BLOCK 1, LOT 8

	REQUIRED	EXISTING	**CURRENT PROPOSED**
YARD REQUIREMENTS:			
FRONT:	50'	27.7'	**27.7' (UNCHANGED)**
SIDE (LESSOR)	40'	12.9'	**12.9' (UNCHANGED)**
SIDE (TOTAL)	60'	50.0'+/-	**50.0'+/-(UNCHANGED)**
REAR	50'	36.0'	**36.0' (UNCHANGED)**
MAXIMUM HEIGHT:	35'	18.5'	**18.5' (UNCHANGED)**
MAXIMUM NUMBER OF STORIES:	2-1/2	1-1/2	**1-1/2 (UNCHANGED)**
MAXIMUM BUILDING COVERAGE:	6.00%	13.3%	**13.3% (UNCHANGED)**
IMPERVIOUS SURFACE COVERAGE:	14.00%	35%	**35% (UNCHANGED)**

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **84.11-1-8**

Application #:

Date: 10/7/2016

Owner Information

Kunhardt, Jr. Peter W.

Applicant Information

Kunhardt, Jr. Peter W.
602 Old Post Road

Bedford NY 10506

Location: 602 Old Post Rd
Parcel ID: 84.11-1-8
Permit Type: Additions & Alterations
Work Description: Construction of a rear roof shed dormer, renovated master bedroom suite with new master bath & dressing area, renovated existing hall bathroom & new laundry room

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The construction of a rear roof shed dormer on an existing, non-conforming single family residence with a rear yard setback of 36.0 feet where 50 feet is required, a side yard setback of 12.9 feet where 50 feet is required, a front yard setback of 27.7 feet where 50 feet is required; building coverage of 13.3% where 6% is required, impervious surface coverage of 35% where 14% is required. The lot area is 0.319 acres where 2 acres are required in the Residential 2 Acre Zoning District. The lot does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District. Variances from the Board of Appeals of Article III Section 125-11, Article V Section 125-50 and Article III Section 125-12 (B) are required. Review and approval from the Bedford Village Historic District Review Commission is required.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.info

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: PETER W. KUNHARDT JR. CONTRACT VENDEE

   Address: 602 Old Post Road, Bedford, New York 10506

   Telephone/Email: SAME AS BELOW

2. Name of Applicant, if other than Owner: Peter W. Kunhardt Jr. Vendee

   Address: 20 Hog Hill Road, Chappaqua, New York 10514

   Telephone/Email: 914 319 7534 pwk@mkfound.org

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect).

   Darren P. Mercer, Architect, PLLC

   Address: 32 Flintlock Ridge Road, Katonah, New York 10536

   Telephone/Email: 914 391 4490 darrenpmercer@gmail.com

4. Identification Property:

   Street Address: 602 Old Post Road, Bedford, New York 10506

   Tax ID: Section 84.11, Block 1, Lot 8 Zoning District: R-2A

   Total Land Area: 13,894 SF 0.319 Acres

   % of Building Coverage: 13.3 % % of Impervious Surface 35 %

   Property Abuts a State or County Highway, parkway, thruway or park: Yes ____ No ____

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: X

   Property is on the NORTH side of OLD POST RD within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE
Page 2

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

5. Request:
The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: III ~~VIII~~ V Section: 125-11 125-50

To Permit:
Construction on new rear roof Shed Dormer, Renovated Master Bedroom Suite with new Master Bathroom and Dressing Area. Renovated Existing Hall Bathroom and New Laundry Room.
Property is 0.319 Acres and is located in a R-2A Zone so it is a non-conforming property that exceeds Building and Impervious Coverages as well as Yard Dimensions listed in the 2A Zoning Table.

6. Plans required:
Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:
Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

Peter W. Kinch
Signature of Owner CONTRACT VENDEE

9.30.16
Date

Peter W. Kinch
Signature of Applicant

9.30.16
Date

Rev. 3/10/10

Stephanie King
602 Old Post Road
Bedford, NY 10506

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

September 29, 2016

Zoning Board Of Appeals
Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507

To whom it may concern,

My name is Stephanie King, and I am the owner of 602 Old Post Road in Bedford, NY. I am currently in contract with Peter Kunhardt Jr. to purchase this property, and I authorize him to apply to your zoning board for a variance or permit. If you have any further questions please feel free to contact me.

Kindest Regards,

Stephanie King

Stephanie King

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **John Olds**
33 Hook Road
Bedford, NY 10506

for a variance of the Town of Bedford Zoning Ordinance to permit:

The creation of a cottage in a newly constructed, slightly enlarged accessory building that is replacing an existing 2-car garage and wood shed where no Special Permit for an accessory cottage shall be granted until five years after the construction of the accessory building, requiring a variance of Article VIII Section 125-79.1 (1) for property owned by the applicant and located on:

33 Hook Road
Bedford, NY 10506

designated as Section 73.14 Block 1 Lot 15 on the Tax Map of the Town of Bedford in a Residential 4-Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX: (914) 666-2026
acostello@bedfordny.gov
www.bedfordny.gov

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **73.14-1-15**

Application #:

Date: 10/7/2016

Owner Information

Olds Trust, John

Applicant Information

Olds Trust, John
33 Hook Rd

Bedford NY 10506

Location: 33 Hook Rd
Parcel ID: 73.14-1-15
Permit Type: Cottage/Accessory Apartment
Work Description: Demolition of an existing detached 2-car garage & wood shed & the construction of a slightly enlarged accessory building in the same location for use as a cottage.

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-2A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The original 2-car garage and wood shed structure will be demolished and the cottage will be created in a slightly enlarged, newly constructed accessory building situated in the same location on the property where the code states no permit for a cottage shall be granted until five years after the construction of the accessory building, requiring a variance of Article VIII Section 125-79.1 A. (1) from the Board of Appeals. The structure will be located within the 100-foot wetland buffer and approval from the Wetland Control Commission will be required and a Special Use Permit from the Planning Board for a cottage will be required.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector

$350
ck # 1377
Receipt
2496

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

APPLICATION FOR A VARIANCE

1. Name of Owner: John Olds

   Address: 33 Hook Rd. Bedford, NY 10506

   Telephone/Email: 805-886-6888 JTOlds@aol.com

2. Name of Applicant, if other than Owner: Leonard Woods Architect

   Address: 290 West End Ave NY, NY 10023

   Telephone/Email: 917.526.1045 Leonard@LWArchitect.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   Leonard Woods Architect

   Address: See above

   Telephone/Email:

4. Identification Property:

   Street Address: 33 Hook Road

   Tax ID: 73.14 - 1 - 15 Zoning District: R-4A Total Land Area: 4.5 Acres

   Age of the Building 28 years

   Is the property located in a designated Historic District? No

   % of Building Coverage: 2.34 % of Impervious Surface 3.46

   Property Abuts a State or County highway, parkway, thruway or park: Yes ____ No X

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: X

   Property is on the East side of Hook Rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE
Page 2

RECEIVED
OCT 3 2016
BEDFORD ZONING BOARD OF APPEALS

5. Request:
The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: 125-79.1 Section: A (1.) (2.)

To Permit:
The renovation of an existing garage to convert to a cottage. The renovation is so extensive that most of the construction will be new.
We need a variance for the "Five Year Rule". (1)
We are adding 153 s.f. of floor area. We need a variance to Item (2) requiring all floor area to be in existence before 7.25.1989.

6. Plans required:
Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:
Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

Signature of Owner — Date: 9.30.16

Signature of Applicant — Date: 9-30-16

Rev. 5/18/10

LEONARD WOODS | ARCHITECT

290 West End Avenue
New York, NY 10023
212.873.7937 phone
212.580.0570 fax
www.lwarchitect.com

October 17, 2016

RECEIVED
OCT 18 2016
BEDFORD ZONING
BOARD OF APPEALS

Zoning Board of Appeals
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507

Attn: Alex Costello

Re: Olds Cottage Conversion
33 Hook Road
Bedford, NY 10506

Dear Alex,

The proposed cottage conversion will increase the size of the existing building as follows:

Existing Building:	434 sf
Proposed Building:	587 sf
Total Addition:`	153 sf

The lot coverage and set back dimensions for the proposed cottage conversion will be as follows:

Total Building Coverage:	4,814 sf	Percentage of Coverage:	2.42% < 3%
Total Impervious Surface:	6,968 sf	Percentage of Coverage:	3.51% < 8%

The new front yard set back dimension will be 104 feet.

Please contact me with any questions.

REGISTERED ARCHITECT
LEONARD R. WOODS
16157-1
STATE OF NEW YORK

Leonard Woods

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Jason Drake**
7 Washington Avenue
Bedford, NY 10506

for a variance of the Town of Bedford Zoning Ordinance to permit:

Additions and alterations to a single family residence including (1) the construction of a new second story shed dormer for egress windows resulting in a side yard setback of 11.6 feet where 15 feet is required in the R-1/4 Acre Zoning District where the residence has an existing, non-conforming side yard setback of 11.6 feet and an existing, non-conforming front yard setback of 30.1 feet where 35 feet is required; and (2) the addition of a covered side porch to match the existing covered front porch resulting in a front yard setback of 30.3 feet where 35 feet is required in the R-1/4 Acre Zoning District where the residence has an existing, non-conforming front yard setback of 30.1 feet where 35 feet is required in the R-1/4 Acre Zoning District. This being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicant and located on:

7 Washington Avenue
Bedford, NY 10506

designated as Section 84.10 Block 2 Lot 24 on the Tax Map of the Town of Bedford in a R-1/4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX 914-666-2026
acostello@bedfordny.gov; www.bedfordny.gov

84.10-2-24
ck # 1883
Receipt 2497

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Jason Drake

   Address: 7 Washington Ave Bedford

   Telephone/Email: 914-514-8748 / jdrake@dascustombuilders.com

2. Name of Applicant, if other than Owner: _____

   Address: _____

   Telephone/Email: _____

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   Teo Sigüenza

   Address: 460 Old Post Rd, 9A Bedford NY 10506

   Telephone/Email: 914-234-6289 / ts@teosiguenza.com

4. Identification Property:

   Street Address: 7 Washington Ave

   Tax ID: 84.10-2-24 Zoning District: R1/4A Total Land Area: 14,969

   Age of the Building 1943

   Is the property located in a designated Historic District? _____

   % of Building Coverage: 12.84 % of Impervious Surface 25.69

   Property Abuts a State or County highway, parkway, thruway or park: Yes ____ No ✓

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: ✓

   Property is on the _____ side of _____ within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

5. Request:

The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: III / V Section: 125-11 / 125-50

To Permit:

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

6. Plans required:

Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:

Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

Signature of Owner

10/3/16
Date

Signature of Applicant

Date

Rev. 5/18/10

10/5/2016

Jason Drake
7 Washington Ave
Bedford, NY 10506

Mr. Harry Girdlestone
Sole Assessor
Town of Bedford
321 Bedford Road
Bedford, NY 10507

Mr. Girdlestone,
I am writing this letter regarding the two lots I own at 7 Washington Avenue and 9 Washington Avenue. The two lots are 84.10-2-24 and 84.10-2-23. I would like that both lots be merged together. As per Mrs. Costello, lots should be folded into 84.10-2-24 as this is where the existing structure is.

Thank you for your attention to this matter.

Jason Drake

RECEIVED
OCT 5 2016
BEDFORD BUILDING
DEPARTMENT

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **84.10-2-24**

Application #:

Date: 10/4/2016

Owner Information

Drake, Jason

Applicant Information

Drake, Jason
7 Washington Ave

Bedford NY 10506

Location: 7 Washington Ave
Parcel ID: 84.10-2-24
Permit Type: Porch
Work Description: Additions & alterations to residence including the reconfiguration of the interior spaces, addition of new chimney, second story dormer, & covered side porch

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-1/4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

Additions and alterations to a single family residence including (1) the construction of a new second story shed dormer for egress windows will result in a side yard setback of 11.6 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.6 feet and the front yard setback is non-conforming at 30.1 feet where 35 feet is required; and (2) the addition of a covered side porch to match the existing covered front porch will result in a front yard setback of 30.3 feet where 35 feet is required in the R-1/4 Acre Zoning District. The existing residence has a non-conforming front yard setback of 30.1 feet where 35 feet is required in the R-1/4 Acre Zoning District. The project will require variances of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals.

The owner has applied to the Town Assessor to merge the two adjoining building lots to create one tax lot.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Board of Appeals of the Town of Bedford will hold a public hearing on the following:

Request of: **Robert and Lisa Halmi**
1349 Old Post Road
Pound Ridge, NY 10576

for a variance of the Town of Bedford Zoning Ordinance to permit:

Renovation of an existing residence include a garage and screened porch addition and the construction of new dormers will result in (1) building coverage is 4.96% where 3% is permitted in the R-4 Acre Zoning District and the existing building coverage is non-conforming at 3.6%; (2) impervious surface coverage is 10.65% where 8% is permitted in the R-4 Acre Zoning District and the existing impervious coverage is non-conforming at 12.4%; (3) a side yard setback to the garage of 27.5 feet where 50 feet is required in the R-4 Acre Zoning District where the existing setback to the residence is non-conforming at 31.0 feet; (4) a side yard setback of 31.0 feet to the residence where the dormers are to be located on the side yard roof of the residence where 50 feet is required in the R-4 Acre Zoning District where the existing side yard setback is non-conforming at 31.0 feet. The parcel is a non-conforming lot consisting of 1.84 acres where 4 acres are required in the R-4 Acre Zoning District. This being a variance of Article III Section 125-11 and Article V Section 125-50 for property owned by the applicant and located on:

1349 Old Post Road
Pound Ridge, NY 10576

designated as Section 62.5 Block 1 Lot 3 on the Tax Map of the Town of Bedford in a R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 2nd day of November 2016**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. Applicants or their representative must be present. NOTE: All presentations from all Applicants will be limited to 15 minutes. Others wishing to speak can have 5 minutes but can also submit written comments. The Applicants can then have 5 minutes of rebuttal.

DATED: October 7, 2016

Peter Michaelis, Chair
Town of Bedford Zoning Board of Appeals

Inquiry may be directed to:
Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street, Bedford Hills, NY 10507
(914) 666-4585; FAX 914-666-2026
acostello@bedfordny.gov; www.bedfordny.gov

ZONING BOARD OF APPEALS

Town of Bedford, Westchester County, New York
425 Cherry Street, Bedford Hills, New York 10507
Alexandra J. Costello, Secretary
914-666-4585; 914-666-2026 FAX
acostello@bedfordny.gov

RECEIVED
OCT 3 2016
BEDFORD ZONING BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: Robert Halmi Jr & Lisa Halmi

   Address: 1349 OLD POST RD

   Telephone/Email: rhalmi@greatpointmedia.com

2. Name of Applicant, if other than Owner: DOUG SLATER, DAS CUSTOM BUILDERS

   Address: BEDFORD NY

   Telephone/Email: 914-514-8734 dslater@dascustombuilders.com

3. Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):

   Greg Tankersley

   Address: 1133 Broadway NY NY 10010

   Telephone/Email: 212-414-1272

4. Identification Property:

   Street Address: 1349 OLD POST RD

   Tax ID: Sec 62.5 Blk 1 Lot 3 Zoning District: R4A Total Land Area: 1.84 acres

   Age of the Building 1945

   Is the property located in a designated Historic District? No

   % of Building Coverage: _____ % of Impervious Surface _____

   Property Abuts a State or County highway, parkway, thruway or park: Yes ____ No ____

   Property is within 500 feet of the boundary of the Town of Bedford: Yes: ____ No: ____

   Property is on the east side of old post rd within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE
Page 2

RECEIVED
OCT 3 2016
BEDFORD ZONING
BOARD OF APPEALS

5. Request:
The applicant requests that the Board approve the issuance of a Variance under the following section of the Code of the Town Bedford:

Article: V 111 Section: 125 50 partially 125-11

To Permit:
One car garage addition within the 50' setback
New dormers on existing roof within the 50' setback

6. Plans required:
Include six copies of survey, site plan, building elevations and floor plans.

7. Public Notice:
Notice of the public hearing shall be published at least 10 days prior to the hearing in the Town newspaper and shall be mailed by the applicant at least 10 days prior to the hearing to all owners of property within 500 feet of the perimeter of the subject lot. The expense of publishing and mailing any notice shall be paid by the applicant, who shall file an affidavit of mailing with the Board Secretary prior to the hearing.

8. Fees: (make checks payable to the Town of Bedford)

Variance
(As required by Fee Schedule Town of Bedford Code)

Residential:	$350.00
Commercial:	$550.00

Signature of Owner — Date 10/3/16

Signature of Applicant — MEMBER DIAS CUSTOM BUILDERS LLC — Date 10/3/16

Rev. 5/18/10

LETTER OF PERMIT DENIAL

Town of Bedford
Building Dept.
425 Cherry St.
914-666-8040

Parcel ID: **62.5-1-3**

Application #:

Date: 10/18/2016

Owner Information

Halmi, Lisa & Halmi, Robert

Applicant Information

Halmi, Lisa & Halmi, Robert
1349 Old Post Rd

Pound Ridge NY 10576

Location: 1349 Old Post Rd
Parcel ID: 62.5-1-3
Permit Type: Additions & Alterations
Work Description: Renovation of existing home, reconfigure several rooms, new garage addition and new screened porch

Dear Resident,
Regarding the application for a Building Permit on the property referenced above, the following facts are noted. This property is located in R-4A Zoning District. The requirements of the Zoning Ordinance of the Town of Bedford in comparison to your proposal are listed as follows:

The garage and screened porch addition and the construction of new dormers will require variances of Article III Section 125-11 and Article V Section 125-50 from the Board of Appeals because the parcel is a non-conforming lot consisting of 1.84 acres where 4 acres are required in the R-4 Acre Zoning District; the proposed building coverage is 4.96% where 3% is permitted and the existing building coverage is non-conforming at 3.6%; the proposed impervious surface coverage is 10.65% where 8% is permitted and the existing impervious coverage is non-conforming at 12.4%; the proposed side yard setback to the garage is 27.5 feet where 50 feet is required and where the existing setback to the residence is non-conforming at 31.0 feet; the dormers are to be located on the side roof of the residence where the existing setback is non-conforming at 31.0 feet.

Because your project does not meet the requirements of the Town of Bedford Zoning Ordinance, your application for a building permit is DENIED. If you wish to proceed with your request, you may, within sixty days of this letter, apply to the of the above provisions

Very truly yours,

Alberto Ciraco
Building Inspector