



TOWN OF BEDFORD

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AGENDA

BEDFORD ZONING BOARD OF APPEALS

425 Cherry Street, 2nd Floor Conference Room

Bedford Hills, New York 10507

WEDNESDAY, April 8, 2015

7:30 P.M.

MINUTES: March 4, 2015

NEW APPLICATIONS:

1. Mario Genovesi, Jr. 71 The Terrace, Katonah, NY 10536. Section 49.19 Block 1 Lot 47, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the expansion of a non-conforming, detached 2-bay garage by adding an outside staircase and a rear dormer for the creation of a home office with one-half bath requiring variances of Article V Section 125-50 and Article III Section 125-11 for (1) a rear yard setback of 34.8 feet where 40 feet is required in the R-1/4 Acre Zoning District where the existing rear yard setback is non-conforming at 34.8 feet; (2) a side yard setback of 11.0 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.0 feet; and (3) and a variance of Article I Section 125-3 Definition of a Studio for the installation of plumbing facilities in an accessory structure where plumbing in accessory structures is prohibited.

2. Michael Struble and Christina Bresani, 406 Croton Lake Road, Bedford Corners, NY 10549. Section 59.11 Block 1 Lot 4, R-4 Acre Zoning District. The applicant requests variances of the Town of Bedford Zoning Ordinance to permit the construction of a one and one-half story wood frame addition to the east side of the existing residence resulting in (1) a side yard setback of 19.5 feet where 50 feet is required in the Residential 4 Acre Zoning District where the existing setback is pre-existing, non-conforming; (2) and impervious surface coverage of 8.4% where 8% is permitted in the Residential 4 Acre Zoning District.
Article V Section 125-50 and Article III Section 125-11

3. Rupert and Nicole Campbell, 320 Mount Holly Road, Katonah, NY 10536. Section 39.20 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing residence (1) a one-story covered porch located at the northeast side of the residence resulting in a front yard setback of 60.5 feet where 75 feet is required; and (2) a 2-story addition located at the rear north side of the residence resulting in a front yard setback of 61.5 feet where 75 feet is required. The existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the Residential 4-Acre Zoning District.
Article V Section 125-50 and Article III Section 125-11

Zoning Board of Appeals Meeting – Wednesday, April 8, 2015
425 Cherry Street, Bedford Hills – 2nd Floor Conference Room
Page Two

4. Craig and Daria Culver, 18 The Terrace, Katonah, NY 10536. Section 49.19 Block 2 Lot 3, R-1/4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit Additions and alterations to an existing residence including the construction of a one-story covered front porch and gazebo addition resulting in a side yard setback of 14.6 feet where 15 feet is required in the Residential 1/4 Acre Zoning District and a front yard setback of 22.05 feet where 35 feet is required in the Residential 1/4 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11

5. Louis M. and Stephanie Bell, 176 Hook Road, Bedford, NY 10506. Section 73.7 Block 1 Lot 12, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit additions and alterations to an existing residence including the addition of a covered front porch resulting in a front yard setback of 67.4 feet where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 74.4 feet. Article V Section 125-50 and Article III Section 125-11

Supporting documentation for all items on this agenda is available at the Town of Bedford website www.bedfordny.gov. Town Government –Boards--Zoning Board of Appeals-Calendar of Meetings. Larger documents and plans are available at the office of the 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: **Mario Genovesi, Jr.**
71 The Terrace
Katonah, NY 10536

for variances of the Town of Bedford Zoning Ordinance to permit:

The expansion of a non-conforming, detached 2-bay garage by adding an outside staircase and a rear dormer for the creation of a home office with one-half bath requiring variances of Article V Section 125-50 and Article III Section 125-11 for (1) a rear yard setback of 34.8 feet where 40 feet is required in the R-1/4 Acre Zoning District where the existing rear yard setback is non-conforming at 34.8 feet; (2) a side yard setback of 11.0 feet where 15 feet is required in the R-1/4 Acre Zoning District where the existing side yard setback is non-conforming at 11.0 feet; and (3) and a variance of Article I Section 125-3 Definition of a Studio for the installation of plumbing facilities in an accessory structure where plumbing in accessory structures is prohibited.

For property located on:

71 The Terrace
Katonah, NY 10536

designated as Section 49.19 Block 1 Lot 47 on the Tax Maps of the Town of Bedford in an R-1/4 Acre District. Said hearing will take place on **Wednesday, the 8th day of April 2015**, 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. The applicant or his representative must be present.

DATED: March 6, 2015

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

Application #:

Date: 2/12/2015

Parcel ID: 49.19-1-47

Owner Information

Genovesi Jr, Mario

Applicant Information

Genovesi Jr, Mario

71 The Terrace

Katonah NY 10536

Location: 71 The Terrace

Parcel ID: 49.19-1-47

Permit Type: Addition

Work Description: Expansion of an existing detached 2-bay garage by adding an outside staircase and a rear dormer for the creation of a home office with one-half bathroom above

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:

Construction of the outside staircase and rear dormer for the creation of a home office with one-half bathroom above the existing, non-conforming detached 2-car garage will require an area variance of Article V Section 125-50 and Article III Section 125-11 for a rear yard setback of 34.8 feet where 40 feet is required in the R-1/4 Acre Zoning District and a side yard setback of 11.0 feet where 15 feet is required in the R-1/4 Acre Zoning District; and a variance of Article I Section 125-3 Definition of Studio for the installation of plumbing facilities in an accessory structure where plumbing in accessory structures is prohibited. Special Use Permits from the Planning Board for Home Occupation and for an Accessory Structure with a height in excess of 20 Feet must be obtained.

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,

Steven Fraietta

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

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FEB 6 2015

BEDFORD ZONING
BOARD OF APPEALS

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APPLICATION FOR A VARIANCE

1. Name of Owner: MARIO GENOVESE JR

Address: 71 THE TERRACE Katonah

Telephone/Email: 914-232-0893 / 914-403-7730 MGI OFFICE @ optonline.net

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):

MARTIN KRAVITZ ARCHITECT

Address: 97 EDGE MOUNT RD Katonah

Telephone/Email: 914-232-8728 KRAVITZ @ optonline.net

4. Identification Property:

Street Address: 71 THE TERRACE, Katonah

Tax ID: 49.19-1-47 Zoning District: R-1/4A Total Land Area: 0.484

Age of the Building 13y

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 X

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

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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: ✓ Section: 125-80

To Permit: III
I
A HALF Bathroom ABOVE EXISTING 2 CAR GARAGE.
And Expansion of 2nd Floor Porch.

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

Mario Genovese
Signature of Owner

2/5/2015
Date

Mario Genovese
Signature of Applicant

2/5/2015
Date

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

Resolution #03-02 Four
Mario and Paula Genovesi

WHEREAS, application has been made pursuant to Article VIII Section 125-50 of the Code of the Town of Bedford for a variance to permit the renovations and addition to a pre-existing non-conforming detached garage with an existing rear yard setback of 36.6 feet where 40 feet is required and a side yard setback of 10.7 feet where 15 feet is required. Premises located at 71 The Terrace, Katonah, New York, being known and designated on the tax map of the Town of Bedford as Section 49.19 Block 1 Lot 47, R-1/4A Zone, and shown on a site plan submitted on December 14, 2001, and

WHEREAS, a public hearing was held on February 6, 2002 and a meeting was held on March 6, 2002 on this application, at which times all those present wishing to be heard were given the opportunity to be heard, and

WHEREAS, members of the Board of Appeals have inspected the site, and

WHEREAS, the Board of Appeals has received substantial evidence regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require a variance, and

WHEREAS, the granting of this variance would not change the nature of the neighborhood and would have no negative effect on the properties of the immediate neighbors.

NOW, THEREFORE, on a motion by Mrs. Nourse, seconded by Mrs. Barton,

RESOLVED, that the application for a variance to permit the renovations and addition to a pre-existing non-conforming garage with an existing rear yard setback of 36.6 feet where 40 feet is required and a side yard setback of 10.7 feet where 15 feet is required be approved in accordance with plans entitled, "Proposed Garage Structure for: Mario and Paula Genovesi 71 The Terrace, Katonah, New York," (undated), submitted on December 14, 2001, prepared by Martin Kravitt, R.A., and subject to the following condition:

1. The height of the garage shall be decreased to an 8-12 pitch.

Resolution #3-02 Four - Mario and Paula Genovesi
Page Two

Vote taken on the foregoing motion was as follows:

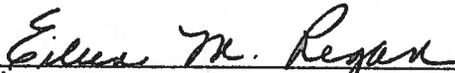
Ayes - Mr. McGovern, Mrs. Barton, Mrs. Nourse

Nays - None

(Mr. Otto recused himself due to his professional relationship with the applicant's architect.


Philip McGovern, Vice Chairman

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on May 9, 2002.


Eileen M. Regan, Secretary
Zoning Board of Appeals

4. **Mario and Paula Genovesi** – 71 The Terrace, Katonah, NY. Section 49.19 Block 1 Lot 47, R-1/4A Zone. The applicants request a variance to permit the renovations and addition to a pre-existing non-conforming detached garage with an existing rear yard setback of 36.6 feet where 40 feet is required and a side yard setback of 10.7 feet where 15 feet is required.

V 125-50

This matter was last before the Board at the meeting on February 6, 2002. Mr. Otto recused himself from this matter as he has a professional relationship with Mr. Kravitt. A copy of the plans was displayed during the presentation.

Mr. McGovern noted that at the last meeting the Board had asked Mr. Genovesi if he could move the garage over four feet to bring it into conformance on the lot.

Mr. Kravitt responded that subsequent to the Board's request, Mr. Genovesi had staked the area of the proposed garage on his site for the Board to review its location. Mr. Kravitt added that if the garage were moved the additional four feet, it would be on the rock ledge and garden on Mr. Genovesi's property. Mr. Genovesi stated that he was also asking for an expansion to his current garage (a second bay) and that to move the additional four feet requested by the Board would place the side of the expanded garage on that rock area. He noted that there would be no removal involved with this proposal.

Mrs. Nourse asked about the height of the garage and Mr. Genovesi responded that it would be no less than "8 pitch" and that a "10 pitch" would match that of the residence.

Mrs. Nourse made a motion to approve the application as submitted and that the height of the garage should be decreased to an 8-12 pitch, in accordance with the plan submitted to the Building Department on December 14, 2001.

Mrs. Barton seconded the motion.

A vote taken on the foregoing motion was as follows: Mrs. Barton, yes; Mrs. Nourse, yes; Mr. McGovern, yes.

The application has been approved.

5. **K'hal Adas Kashau** – Haines Road, Bedford Hills, NY. Section 59.12 Block 3 Lot 1, R-4A Zone. The applicant requests a Special Permit to permit the construction of a wastewater treatment plant.

VIII 125-83

This matter was last before the Board at its meeting on February 6, 2002. Appearing before the Board on behalf of the applicant was Lorraine Potter of the engineering firm Lanc and Tully and Mr. Bibangandi the consulting design engineer of the treatment plant. A copy of the plans was displayed during the presentation. Ms. Potter explained that because the existing wastewater treatment plant does not meet the new standards for

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

Resolution #09-02 Eleven
Mario and Paula Genovesi

WHEREAS, application has been made pursuant to Article VIII Section 125-50 of the Code of the Town of Bedford for a variance to permit the construction of a chimney resulting in a front yard setback of 24.82 feet where 35 feet is required. Premises located at 71 The Terrace, Katonah, New York, being known and designated on the tax map of the Town of Bedford as Section 49.19 Block 1 Lot 47, R-1/4A Zone, and shown on a survey submitted on August 20, 2002, and

WHEREAS, a public hearing was held on September 12, 2002 on this application, at which time all those present wishing to speak were given the opportunity to be heard, and

WHEREAS, all members of the Board of Appeals have inspected the site, and

WHEREAS, the Board of Appeals has received substantial evidence regarding the benefits sought by the applicant as well as evidence that these benefits cannot be achieved by a satisfactory alternate method that would not require a variance, and

WHEREAS, the granting of this variance would not change the nature of the neighborhood and would have no negative effect on the properties of the immediate neighbors.

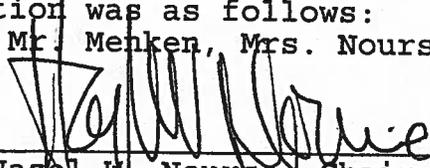
NOW, THEREFORE, on a motion by Mr. McGovern, seconded by Mr. Otto,

RESOLVED, that the application for a variance to permit the construction of a chimney resulting in a front yard setback of 24.82 feet where 35 feet is required be approved.

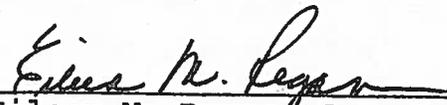
Vote taken on the foregoing motion was as follows:

Ayes - Mr. McGovern, Mr. Otto, Mr. Menken, Mrs. Nourse

Nays - None


Hazel W. Nourse, Chair

The foregoing is certified to be a true copy of a Resolution of the Zoning Board of Appeals of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on November 20th, 2002.


Eileen M. Regan, Secretary
Zoning Board of Appeals

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

**Resolution #02 – 07 Three
Mario Genovesi, Jr.**

WHEREAS, application has been made pursuant to Article V Section 125-50 of the Code of the Town of Bedford for a variance to permit the construction of a 6-foot extension to the 2nd floor master bedroom of an existing single-family residence resulting in a front yard setback of 31 feet where 35 feet is required. The residence is located on a corner lot with a pre-existing, non-conforming front yard setback of 15.8 feet where 35 feet is required and a pre-existing, non-conforming front –side yard setback of 28.4 feet where 35 feet is required for premises located at 71 The Terrace, Katonah, New York 10536, being known and designated on the Tax Map of the Town of Bedford as Section 49.19 Block 1 Lot 47 in the Residential 1/4 Acre District, and shown on a site plan submitted on January 8, 2007, and

WHEREAS, a public hearing was held on February 7, 2007 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 inspected the site, and

NOW THEREFORE BE IT RESOLVED, on a motion by Mr. McGovern, seconded by Mr. Menken,

RESOLVED, that the application for a variance to permit the construction of a 6-foot extension to the 2nd floor master bedroom of an existing single family residence resulting in a front yard setback of 31 feet where 35 feet is required. The residence is located on a corner lot with a pre-existing, non-conforming front yard setback of 15.8 feet where 35 feet is required and a pre-existing, non-conforming front –side yard setback of 28.4 feet where 35 feet is required, be approved in accordance with plans received on January 8, 2007 entitled “Addition &Alterations to Existing Residence for Mr. & Mrs. Mario Genovesi, Jr., 71 the Terrace, Katonah, New York,” prepared by The Helmes Group, dated 12/08/06 and a survey entitled “Survey of Property Prepared for Mario Genovesi, Jr., Situate in the Town of Bedford, Westchester County, New York,” prepared by H. Stanley Johnson and Company Land Surveyors, PC, dated July 23, 1997, and because of the following:

1. That the benefit cannot be achieved by another means feasible to the applicant; and
2. That there will be no undesirable change to the neighborhood or nearby properties as the additional space is partially open area; and
3. That the request is not substantial; and
4. That the request will not have an adverse physical or environmental effect; and
5. That even though the alleged difficulty is self-created, the Board must take into consideration that this lot was created with two front yard setbacks prior to the current zoning ordinance.

And, subject to the following condition:

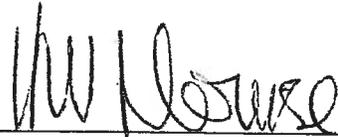
1. In accordance with plans received on January 8, 2007 entitled “Addition &Alterations to Existing Residence for Mr. & Mrs. Mario Genovesi, Jr., 71 the Terrace, Katonah, New York,” prepared by The Helmes Group, dated 12/08/06.

2. 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 pursue such application to completion.
3. The applicant shall submit an as built survey of the site prior to the issuance of a Certificate of Occupancy.

Vote taken on the foregoing motion was as follows:

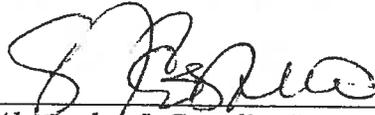
Ayes – Mr. McGovern, Mr. Menken, Mrs. Spano, Mr. Michaelis, Mrs. Nourse

Nays – None



Hazel W. Nourse, 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 8-1, 2007.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

6. The applicant shall apply for and obtain a building permit within one (1) year of the granting of this variance and shall pursue to completion the construction of the mud room.
7. The variance is granted in accordance with the plan dated January 23, 2007.
8. The applicants shall submit an as built survey to the Building Department prior to the issuance of a Certificate of Occupancy.

Mr. McGovern seconded the motion.

A vote taken on the foregoing motion was as follows: Mr. McGovern, yes; Mr. Menken, yes; Mrs. Spano, yes; Mr. Michaelis, yes; Mrs. Nourse, yes.

The application has been approved.

3. Mario Genovesi, Jr., 71 The Terrace, Katonah, New York 10536. Section 49.19 Block 1 Lot 47, R - 1/4 A Zoning District. The applicant requests a variance to permit the construction of a 6-foot extension to the 2nd floor master bedroom of an existing single family residence resulting in a front yard setback of 31 feet where 35 feet is required. The residence is located on a corner lot with a pre-existing, non-conforming front yard setback of 15.8 feet where 35 feet is required and a pre-existing, non-conforming front-side yard setback of 28.4 feet where 35 feet is required

Article V Section 125-50

Appearing before the Board was the applicant Mario Genovesi Jr. and a copy of the plan was displayed during the presentation.

Mr. Genovesi explained that this addition would be constructed on the Terrace side of the property and that the dining room would not be extended, noting that he would be cantilevering out the six (6) feet and resting the addition on pillars with a stonewall, for an open patio underneath.

Mrs. Nourse noted that they would not be adding to the non-conformity of the site.

Mr. McGovern made a motion to close the public hearing. Mr. Michaelis seconded the motion and a vote in favor was unanimous.

Mr. Michaelis commented that this proposal would not have much impact on the neighborhood and all the Board members felt this was an appropriate addition that would not increase the present non-conformity of the site or increase the mass of the house as it is a second story addition.

Mr. McGovern made a motion to approve the request for a variance to permit the construction of a 6-foot extension to the 2nd floor master bedroom of an existing single family residence resulting in a front yard setback of 31 feet where 35 feet is required based upon the following:

1. The benefit to the applicant cannot be achieved by another feasible means.
2. There will be no undesirable change in the character of the neighborhood or detriment to nearby properties resulting from the granting of this variance.

3. The variance request is not substantial given the overall size of the house.
4. There will be no adverse physical or environmental effects resulting from the granting of this variance.
5. The hardship is self-created, but the house was built many years ago and is on a corner lot, which is subject to different restrictions having two (2) front yards, but this is only one of the factors taken into consideration by the Board in the review of a variance request.
6. The applicant shall apply for and obtain a building permit within one (1) year of the granting of this variance and shall pursue to completion the addition to the master bedroom.
7. The variance is granted in accordance with the plan dated December 8, 2006.

Mr. Menken seconded the motion.

A vote taken on the foregoing motion was as follows: Mr. McGovern, yes; Mr. Menken, yes; Mrs. Spano, yes; Mr. Michaelis, yes; Mrs. Nourse, yes.

The application has been approved.

NEW APPLICATIONS (Continued):

An executive session had been scheduled for 8:15 P.M. to discuss pending legal matters, however, the Town Attorney had not arrived at that time and Mrs. Nourse announced that the Kleinknecht application would be held before the Windward Holding Corp. and Westchester Land Trust applications.

The Zoning Board of Appeals adjourned to executive session at 8:40 P.M. after hearing the Kleinknecht application and reconvened the public session at 9:30 P.M. with Town Attorney Joel H. Sachs present.

4. Windward Holding Corp., 169 Middle Patent Road, Bedford, New York 10506. Section 84.20 Block 1 Lot 5, R-4 Acre District. The applicant requests a variance to permit the construction of a single-family residence resulting in (1) a front yard setback of 51 feet where 75 feet is required, which is a variance of Article V Section 125-50 and (2) 35.5 percent of the minimum lot area is non-wetland, where 50 percent is required, which is a variance of Article III Section 125-14.

Or, in the alternative, the applicant is seeking an interpretation that the applicant does not require a variance from Article III Section 125-14 because the applicant believes that the provision thereof for "land mapped as a wetland by the Wetlands control Commission" does not apply to this property and therefore the applicant is not subject to that provision of Article III Section 125-14.

(This is an amended application which is a substantial change to the preceding application, denied by Resolution #11-05 – Two, dated November 2005.)
Article V section 125-50 and Article III Section 125-14.

This matter was last before the Board at the meeting held on January 10, 2007.

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: **Michael Struble and Christina Bresani**
406 Croton Lake Road
Bedford Corners, NY 10549

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

Construction of a one and half story wood frame addition to the east side of the existing residence resulting in (1) a side yard setback of 19.5 feet where 50 feet is required in the Residential 4 Acre Zoning District where the existing setback is pre-existing, non-conforming; (2) and impervious surface coverage of 8.4% where 8% is permitted in the Residential 4 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property located on:

406 Croton Lake Road
Bedford Corners, NY 10549

designated as Section 59.11 Block 1 Lot 4 on the Tax Maps of the Town of Bedford in a R-4 Acre District.

Said hearing will take place on **Wednesday, the 8th day of April 2015**, 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. The applicant or his representative must be present.

DATED: March 6, 2015

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



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MAR 6 2015

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SED FORD 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: Michael Struble and Christina Bresani

Address: 406 Croton Lake Road, Bedford Corners, NY 10549

Telephone/Email: (917) 566-9174 / mrs@wasserco.com

2. Name of Applicant, if other than Owner: Michael Gorski

Address: 506 Old Long Ridge Road, Stamford, CT 06903

Telephone/Email: (203) 595-0830 / mg@michaelgorski.com

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

Address: 506 Old Long Ridge Road, Stamford, CT 06903

Telephone/Email: (203) 595-0830 / mg@michaelgorski.com

4. Identification Property:

Street Address: 406 Croton Lake Road, Bedford Corners, NY 10549

Tax ID: Sect. 59.11 Block 1 Lot 4 Zoning District: R-4A Total Land Area: 4.97 acres

Age of the Building Original house built in 1920

Is the property located in a designated Historic District? No

% of Building Coverage: 2.8% % of Impervious Surface 8.4%

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 south side of Croton Lake Rd. within the unincorporated area of the Town of Bedford.

ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE

Page 2

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MAR 6 2015

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 Section: 125-50
125-11

To Permit:

One and a half story wood frame addition to east side of existing residence resulting in side yard setback of 19.5' where 50' is required, and impervious surface coverage of 8.4% where a maximum of 8% is allowed.

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]
Signature of Owner

3/5/15
Date

[Signature]
Signature of Applicant

3/6/2015
Date

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

**Resolution #11- 07 Four
Michael Struble and Christina Bresani
2-Story Addition**

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 demolition of a pre-existing, non-conforming garage with living space above which is attached to the existing residence and the construction of a new 2-story addition consisting of a 3-bay garage and living space attached to the existing residence resulting in a side yard setback of 19.5 feet where 50 feet is required in a Residential 4 Acre District. The existing structure has a pre-existing, non-conforming side yard setback of 7.0 feet where 50 feet is required for premises located at 406 Croton Lake Road, Bedford Corners, New York 10506, being known and designated on the Tax Map of the Town of Bedford as Section 59.11 Block 1 Lot 4 in the Residential 4-Acre District, and shown on a site plan submitted on September 28, 2007, and

WHEREAS, a public hearing was held on October 3, 2007 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 Ms. Spano,

RESOLVED, that the application for a variance to permit the demolition of a pre-existing, non-conforming garage with living space above which is attached to the existing residence and the construction of a new 2-story addition consisting of a 3-bay garage and living space attached to the existing residence resulting in a side yard setback of 19.5 feet where 50 feet is required in a Residential 4 Acre District and where the existing structure has a pre-existing, non-conforming side yard setback of 7.0 feet where 50 feet, be approved in accordance with a plan received on September 28, 2007 entitled "Croton Lake Residence, Michael Struble & Christina Bresani, 406 Croton Lake Road, Bedford Corners, NY," prepared by Michael Gorski Architect, dated 9/28/07, and because of the following:

1. That the benefit cannot be achieved by another means feasible to the applicant; and
2. That there will be no undesirable change to the neighborhood or nearby properties; and
3. That the request is not substantial in that the non-conformity of the site is being reduced by more than half and the percentage of impervious surface coverage on the lot is being reduced; and
4. That the request will not have an 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.

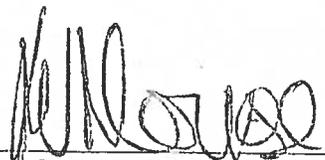
Resolution #11 -07 Four
Michael Struble and Christina Bresani
2-Story Addition
Page Two

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 pursue such application to completion.
2. That the applicant shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
3. The applicant shall stake the foundation prior to construction.
4. That the variance is granted in accordance plan received on September 28, 2007 entitled "Croton Lake Residence, Michael Struble & Christina Bresani, 406 Croton Lake Road, Bedford Corners, NY," prepared by Michael Gorski Architect, dated 9/28/07

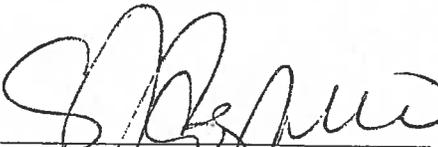
Vote taken on the foregoing motion was as follows:

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



Hazel W. Nourse, 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 2-14-, 2008.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

LETTER OF PERMIT DENIAL



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

Application #:

Date: 2/25/2015

Parcel ID: 59.11-1-4

Owner Information

Struble, Michael

Applicant Information

Struble, Michael

Bresani, Christina

406 Croton Lake Rd

Bedford Corners NY 10549

Location: 406 Croton Lake Rd

Parcel ID: 59.11-1-4

Permit Type: Additions & Alterations

Work Description: 2-Story (2,800) square foot addition to the east side of the existing 2-story residence

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 addition on the east side of the residence will result in a side yard setback of 19.5 feet where 50 feet is require where the existing side yard setback is non-conforming at 7 feet; and impervious surface coverage of 8.30% where 8% is permitted where the existing impervious surface coverage is non-conforming at 8.31%. Article III Section 125-11 and Article V Section 125-50. The property is located on HBPC's Survey of Historic Buildings and is referred to the Commission for review.

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,

Steven Fraietta

Building Inspector

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Michael Gorski, Architect
Date: 2/25/2015
Re: Struble-Bresani-406 Croton Lake Road, Bedford Corners
59.11-1-4, R-4 Acre Zoning District

With reference to the above, a building permit application has been submitted for the construction of 2-Story (2,800) square foot addition to the east side of the existing 2-story residence. The project will require setback and coverage variances from the Zoning Board of Appeals.

The residence is located at 406 Croton Lake Road, Bedford Corners and is listed on the HBPC's Survey of Historic Buildings. The age of the home is listed on the Assessor's card as 1920. I have attached copies of the Assessor's cards as well as the Certificates of Occupancy we have on file for the property.

Please advise the outcome of the Commission's review. Thank you.

Att.

- 40 Church Street
- 48 Church Street
- 50 Church Street
- 52 Church Street

Clark Road

- * 24 Clark Road, **Merritt Clark House**, circa 1901: report, chronology, maps, genealogical information
- 64 Clark Road, circa 1780: assessor info.

Clinton Road

- 10 Clinton Road
 - 20 Clinton Road, circa 1901, assessor information
 - 27 Clinton Road, 1870's: notes, chronology, assessor information
- 87 Clinton Road

Court Road

- 7 Court Road
- 11-15 Court Road
- 21-27 Court Road
 - 27 Court Road, 1870's: notes
- 31 Court Road

Crescent Terrace

- * 77-81 Crescent Terrace, **Howe Farm**, circa 1905: report, maps, deeds back to 1891

Cross River Road

- 472 Cross River Road
- 516 Cross River Road
 - 540 Cross River Road, "Forest View Farm", **George Green/ Edward Coster** property, circa 1900: report, genealogical and assessor's information, 1966 recollections of farm by former farm worker
- 595 Cross River Road
- 600 Cross River Road
 - 731 Cross River Road "Bee Tree" **Whitney Blake Mansion**, circa 1917, mostly destroyed: notes, maps and clippings
- 732 Cross River Road

Croton Lake Road

- 95 Croton Lake Road
 - 100 Croton Lake circa 1916, **Robert Brewster's "Avalon"**, then Yeshiva: notes, map, early 20th c. clippings
- 149 Croton Lake Road
- 150 Croton Lake Road
- 153 Croton Lake Road
- 180 Croton Lake Road
- 201 Croton Lake Road
- 212 Croton Lake Road
- 378 Croton Lake Road
- 387 Croton Lake Road
- 406 Croton Lake Road

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: **Rupert and Nicole Campbell**
 320 Mount Holly Road
 Katonah, NY 10536

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

Additions and alterations to an existing residence (1) a one-story covered porch located at the northeast side of the residence resulting in a front yard setback of 60.5 feet where 75 feet is required; and (2) a 2-story addition located at the rear north side of the residence resulting in a front yard setback of 61.5 feet where 75 feet is required. The existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the Residential 4-Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property located on:

320 Mount Holly Road
Katonah, NY 10536

designated as Section 39.20 Block 1 Lot 7 on the Tax Maps of the Town of Bedford in a R-4 Acre District.

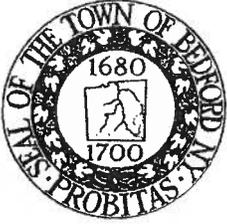
Said hearing will take place on **Wednesday, the 8th day of April 2015**, at the Town House Offices, 2nd Floor, 425 Cherry Street, Bedford Hills, New York, at **7:30 P.M.** At this hearing all persons appearing in favor of or in opposition to the above application will be heard. Attendance at said hearing is not required. The applicant or his representative must be present.

DATED: March 6, 2015

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

Application #:

Date: 3/5/2015

Parcel ID: 39.20-1-7

Owner Information

Campbell, Rupert and Nicole

Applicant Information

Campbell, Rupert and Nicole
320 Mount Holly Road

Katonah NY 10536

Location: 320 Mt Holly Rd

Parcel ID: 39.20-1-7

Permit Type: Additions & Alterations

Work Description: Additions and alterations: (1) a one-story covered porch located at the northeast side of the residence; (2) a 2-story addition located at the rear north side of the residence

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 porch will result in a front yard setback of 60.5 feet and the 2-story addition will result in a front yard setback of 61.5 feet where 75 feet is required in the R-4 Acre District. The residence has a pre-existing, non-conforming front yard setback of 26.6 feet. The project will require variances of Article III Section 125-11 and Article V Section 125-50. The property is listed on the HBPC Survey of Historic Buildings. The Town Environmental Consultant will be asked to review the application.

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,

Steven Fraietta

Building Inspector

**TOWN OF BEDFORD
BUILDING & CODE
ENFORCEMENT**

Memo

To: Historic Building Preservation Commission
From: Steven Fraietta – Building Inspector
CC: Jeff Osterman; Steven C. Helmes, Architect
Date: 3/5/2015
Re: Campbell–320 Mount Holly Road, Katonah
39.20-1-7, R-4 Acre Zoning District

With reference to the above, a building permit application has been submitted for the construction of additions and alterations consisting of (1) a one-story covered porch located at the northeast side of the residence and (2) a 2-story addition located at the rear north side of the residence. The project will require setback variances from the Zoning Board of Appeals.

The residence is located at 320 Mount Holly Road, Bedford Corners and is listed on the HBPC's Survey of Historic Buildings as "c. 1806, Jonah Holly House. The age of the home is listed on the Assessor's card as 1807. I have attached copies of the Assessor's cards as well as the Certificates of Occupancy and variances we have on file for the property.

Please advise the outcome of the Commission's review. Thank you.

Att.

- 28 Middle Patent Road
- 40 Middle Patent Road
- 89 Middle Patent Road

Miller's Mill Road

- 12 Millers Mill Road
- 24 Millers Mill Road
- 35 Millers Mill Road
- 47 Millers Mill Road
- 50 Millers Mill Road, report on 18th. c mill

Millertown Road

- 53 Millertown, circa 1780's, **Armstrong**: notes, maps
- *- 152 Millertown, circa 1790-1820: Samuel, Uriah and George Washington

Miller: paper, deeds back to 1826, assessor records, maps

Mount Holly Road

- 111 Mt Holly road
- 128-136 Mt. Holly Road
- 135 Mt Holly Road
- 201 Mt Holly Road
- 212-228 Mt Holly Road
- 256 Mt. Holly Road
- 257 Mt Holly Road
- 296 Mt Holly Road
- 320 Mt Holly Road, c 1806, **Jonah Holly house**: notes, historic maps, assessor information
- 351 Mt Holly, **Stephen Holly house**, 1830's or earlier: notes, assessor information.
- 422 Mt Holly Road

Mustato Road

- 5 Mustato Road
- 9 Mustato Road
- 15 Mustato Road
- 19 Mustato Road
- 23 Mustato Road
- 45 Mustato Road

N

The Narrows Road

- 121 The Narrows, circa 1927, **Greminger house**: image, notes, historic maps, assessor information, genealogical information
- 136 The Narrows

North Salem Road

- 29 North Salem Road
- 41 North Salem Road
- 159-175 North Salem Road circa 1807, with recent addition: notes, historic maps, assessor information

RECEIVED

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

SEP - 2 2014

**LISBETH FUMAGALLI, TOWN CLERK
TOWN OF BEDFORD, NEW YORK**

**Resolution #07-13 Five
David and Lisa Spielvogel
Rebuild of Existing Garage**

WHEREAS, application has been made pursuant to Article V Section 125-50 and Article III Section 125-11 of the Code of the Town of Bedford for a variance to permit the complete rebuild of the existing, dimensionally non-conforming, one-story wood frame garage to match its existing 440 square foot footprint resulting in a front yard setback of 42 feet where 75 feet is required and a side yard setback of 2.99 feet where 50 feet is required, and a rear yard setback of 33 feet where 50 feet is required in the Residential 4 Acre Zoning District, for premises located at 320 Mount Holly Road, Katonah, New York 10536, being known and designated on the Tax Maps of the Town of Bedford as Section 39.20 Block 1 Lot 7, in the R-4 Acre District, and shown on a plan submitted on June 17, 2013, and

WHEREAS, a public hearing was held on July 10, 2013 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

WHEREAS, the Historic Building Preservation Commission approved an application for Demolition of the Garage by Resolution No. 13/08; and

NOW THEREFORE, on a motion by Ms. Black, seconded by Mrs. Spano, it is

RESOLVED, that the application for a variance to permit the complete rebuild of the existing, dimensionally non-conforming, one-story wood frame garage to match its existing 440 square foot footprint resulting in a front yard setback of 42 feet where 75 feet is required and a side yard setback of 2.99 feet where 50 feet is required, and a rear yard setback of 33 feet where 50 feet is required in the Residential 4 Acre Zoning District, be approved in accordance with the plans submitted on June 16, 2013 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY, proposed Garage Rebuild," last revised 6/16/13, prepared by Donald MacDonald Architect. In particular, the Board finds that the benefit to the applicants by granting 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 given that the garage has existed for a long time, is in disrepair, and non-conforming; and
2. That there will be no undesirable change to the character of the neighborhood given that it is being rebuilt with the same footprint and will not be enlarged; and
3. That the variance request is substantial dimensionally, but is mitigated by the fact that the structure is pre-existing, non-conforming and is being rebuilt in the same location; and
4. That the request will not have an adverse physical or environmental effect; and
5. That even though the alleged difficulty is self-created, but this is only one of the factors to be considered by the Board in making its decision.

Resolution #07-13 Five
David and Lisa Spielvogel – Rebuild of Existing Garage
Page Two

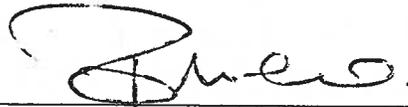
And, subject to the following conditions:

1. The applicants shall apply for a building permit within one (1) year of the date of the Board's vote on the application and diligently pursue such application to completion.
2. The applicants shall submit an as-built survey to the building department prior to the issuance of a Certificate of Occupancy.
3. The applicants shall submit as-built certified coverage calculations to the building department prior to the issuance of a Certificate of Occupancy.
4. The variance is granted in accordance with the plans submitted on June 16, 2013 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY, Proposed Garage Rebuild," last revised 6/16/13, prepared by Donald MacDonald Architect.

Vote taken on the foregoing motion was as follows:

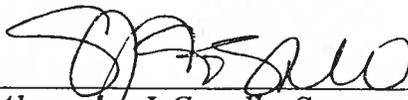
Ayes – Ms. Black, Mrs. Spano, Mr. Michaelis

Absent – Mr. Petschek, Ms. Schaefer



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 9-2, 2014.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

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

**Resolution #09 – 08 Five
David and Lisa Spielvogel**

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 (1) the construction of a bay window to the east side of an existing residence resulting in a front yard setback of 50.5 feet where 75 feet is required and (2) construction of a covered porch to the rear of an existing residence resulting in a front yard setback of 61.0 feet where 75 feet is required in the R-4 Acre District. The existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the R-4 Acre District for premises located at 320 Mount Holly Road, Katonah, New York 10536, being known and designated on the Tax Maps of the Town of Bedford as Section 39.20 Block 1 Lot 7, in the R-4 Acre District, and shown on a plan submitted on July 31, 2008, and

WHEREAS, a public hearing was held on September 10, 2008 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 Ms. Schaefer.

RESOLVED, that the application for a variance to permit (1) the construction of a bay window to the east side of an existing residence resulting in a front yard setback of 50.5 feet where 75 feet is required and (2) construction of a covered porch to the rear of an existing residence resulting in a front yard setback of 61.0 feet where 75 feet is required in the R-4 Acre District where the existing residence has a pre-existing, non-conforming front yard setback of 26.6 feet where 75 feet is required in the R-4 Acre, be approved in accordance with the plans received on July 31, 2008 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY," prepared by Donald MacDonald Architect, dated 7/30/08, and because of the following:

1. That the benefit cannot be achieved by another means feasible to the applicant in that the existing house is more than 100 years old and is built close to the road as was the usual custom then and pre-dates zoning; and
2. That the proposal is in keeping with the rest of the neighborhood and there will be no undesirable change to the character of the neighborhood or nearby properties; and
3. That the request is not substantial considering all the circumstance of the request; and
4. That the request will not have an 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.

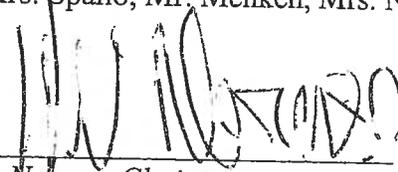
Resolution #09 – 08 Five – David and Lisa Spielvogel
Page Two

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.
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 variance is granted in accordance with the plans received on plans received on July 31, 2008 entitled "Spielvogel Residence, 320 Mt. Holly Road, Bedford, NY," prepared by Donald MacDonald Architect, dated 7/30/08

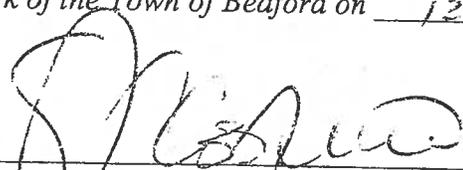
Vote taken on the foregoing motion was as follows:

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



Hazel W. Nourse, 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 12-18, 2008.



Alexandra J. Costello, Secretary
Zoning Board of Appeals

TOWN OF BEDFORD
BOARD OF APPEALS
WESTCHESTER COUNTY, NEW YORK

RESOLUTION 4-75 TWO

WHEREAS, CARL M. KRATOCHVIL, of Mt. Holly Road, Katonah, New York, filed on February 28, 1975, an application for a variance of the regulations of the Zoning Ordinance to permit a decrease in the required frontyard setback of 25 feet to the existing non-conforming setback of 31.39 feet being a variance of Article III, Section I, Paragraph B, for property owned by the applicant and located on the north side of Mount Holly Road, and designated as Section 3, lot 23, on the Tax Assessment Map of the Town of Bedford, in a Four Acre "4A" Zoning District, and

WHEREAS, publication of a notice of the public hearing was made in the Patent Trader issue of March 27, 1975, and proof of the publication of said notice and proof of service of said notice by mail on seven surrounding property owners has been submitted to the Board, and

WHEREAS, said application came on to be heard on April 2, 1975, and

WHEREAS, the Board heard the hardships and difficulties and other facts as alleged by the applicant and finds that the following variance observes the spirit of the Ordinance,

NOW, THEREFORE, BE IT RESOLVED pursuant to Article I, Section 5, that the application is granted as set forth hereafter.

VARIANCE

CARL M. KRATOCHVIL, of Mt. Holly Road, Katonah, New York, is granted a variance of Article III, Section I, Paragraph B of the Zoning Ordinance of the Town of Bedford for property owned by the applicant and located on the north side of Mount Holly Road, and designated as Section 3, lot 23, on the Tax Assessment Map of the Town of Bedford, in a Four Acre "4A" Zoning District. Said variance will permit the existing non-conforming frontyard setback of 31.39 feet.

Dated: April 2, 1975

EDWARD R. WELDLIN, JR. 
Chairman



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
MAR 4 2015
BEDFORD ZONING
BOARD OF APPEALS

APPLICATION FOR A VARIANCE

1. Name of Owner: RUPERT & NICOLE CAMPBELL

Address: 320 MOUNT HOLLY ROAD, KATONAH, NY 10536

Telephone/Email: 914-232-4633 / NCAMPBELL@GROWTHPRODUCTS.COM

2. Name of Applicant, if other than Owner: THE HELMES GROUP, LLP

Address: 184 KATONAH AVENUE, KATONAH, NY 10536

Telephone/Email: 914-232-4633 / SCH@THEHELMESGROUP.COM

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

THE HELMES GROUP, LLP, ARCHITECTS

Address: 184 KATONAH AVENUE, KATONAH, NY 10536

Telephone/Email: 914-232-4633 / SCH@THEHELMESGROUP.COM

4. Identification Property:

Street Address: 320 MOUNT HOLLY ROAD

SECTION 39.20, BLOCK 1, LOT 7

Tax ID: _____ Zoning District: R-4A Total Land Area: 195,192.36 SF

4.481 ACRES

Age of the Building 1795'

Is the property located in a designated Historic District? YES

% of Building Coverage: 2.36% % of Impervious Surface 5.12%

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 NORTH side of MT. HOLLY RD within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE**

Page 2

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 Section: 125-50

To Permit:

THE CONSTRUCTION OF A TWO-STORY ADDITION AND
REAR COVERED PORCH LOCATED OFF THE NORTH SIDE
OF EXISTING HOUSE AS INDICATED ON SITE PLAN, FLOOR
PLANS AND ELEVATION DRAWINGS APPROXIMATELY 208 SF
WHICH REQUIRES A VARIANCE. 61.83 FT WHEREAS 75 FT IS REQUIRED
NOTE: EXISTING HOUSE IS PRE-EXISTING NON-CONFORMING
WITH RESPECT TO HAVING A FRONT YARD ENCROACHMENT
AS INDICATED ON SITE PLAN DRAWING

✓ 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

**REFER TO AUTHORIZATION LETTERS
HEREBY ATTACHED**

RUPERT & NICOLE CAMPBELL

RECEIVED
MAR 4 2015
BEDFORD ZONING
BOARD OF APPEALS

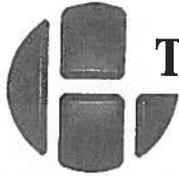
Signature of Owner

THE HELMES GROUP, LLP

Signature of Applicant

1-12-15
Date

3-1-15
Date



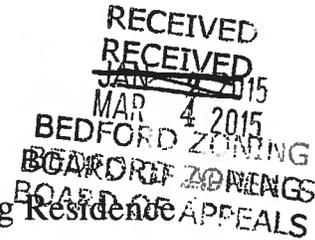
THE HELMES GROUP, LLP

ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

Hand Delivered

March 4, 2015

Peter Michaelis, Chairman & Members of the
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507



Project: Proposed Additions & Alterations to Existing Residence
For Rupert & Nicole Campbell, Owners
320 Mount Holly Road, Katonah, NY 10536
Section 39.20, Block 1, Lot 7, R-4A Zone District

Dear Mr. Michaelis & Members of the Board:

On behalf of our client, Rupert and Nicole Campbell, Owners, and as required by the Building Department, we are making this submission to the Zoning Board of Appeals, (ZBA) requesting a variance of the Town of Bedford Zoning Ordinance to permit the construction of additions and alterations to existing residence as indicated on our preliminary design drawings, dated 3/1/15, as prepared by The Helmes Group, LLP, Architects.

The applicant request a variance of the Town of Bedford Zoning Ordinance to permit (1) the construction of a one-story covered porch addition located off the rear northeast side of existing residence resulting in a front yard setback of 60.5 feet where 75 feet is required. (2) The construction of a two-story addition located off rear north side of existing residence resulting in a front yard setback of 61.5 feet where 75 feet is required for property located in the Residential R-4A Acre Zoning District.
Article V Section 125-50.

Please note the existing house, known as the "Jonah Holly House, circa 1795", has an existing, non-conforming front yard setback of 26.6 feet to existing covered front porch and 33.27 feet to existing house, and is classified by the Town of Bedford as Historical. Therefore, since this property is listed on the Town of Bedford Historic registry, this project will require approval from the Historic Building Preservation Commission, HBPC.

Please note there is no increase in the pre-existing non-conformity of any building yard setbacks and both building coverage and impervious surface calculations comply with Zoning District Regulations as noted on Site Plan Drawing. If the variance is granted, we believe there will be no undesirable change in the character of the rural neighborhood and the two-story addition and covered service porch located off the rear north side of existing house will not be detrimental to any of the adjoining property owners.

Accordingly, enclosed herewith please find the following attachments:

- Application for Building Permit - (1 original & 5 copies)
- Application for a Variance - (1 original & 5 copies)
- Check #5462 in the amount of \$350 made payable to the "Town of Bedford", covering the ZBA Filing Fee - (6 copies)
- Check #5463 in the amount of \$75 made payable to the "Town of Bedford", covering Building Permit Application Filing Fee - (6 copies)
- Architectural Drawings #1 - #4 including Site Plan / Survey, Existing & Proposed Floor Plans and Exterior Elevation Drawings & Reference Photographs – dated 3/1/15, as prepared by The Helmes Group, LLP – Architects - (6 copies)
- Authorization Letter, dated 1/12/15, allowing The Helmes Group, LLP to act as Owner's Architect & Agent - (6 copies)
- List and Map of surrounding property Owners within 500 feet, including Section, Block, Lot, Name and Address of each property Owner – *To be submitted under separate cover.*

It is my understanding that we will be scheduled to appear before the Zoning Board of Appeals, ZBA on **Wednesday, April 8, 2015 at 7:30 p.m.** and look forward to presenting this application in order to obtain the required variances to allow the proposed additions and alterations to existing residence be constructed as indicated on Site Plan and Preliminary Design Drawings.

I trust that the above information is in order; however, should you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

THE HELMES GROUP, LLP



Steven C. Helmes, AIA

Architect

SCH:KA Encl.

cc: Rupert & Nicole Campbell, Owners

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: **Craig and Daria Culver**
18 The Terrace
Katonah, NY 10536

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

Additions and alterations to an existing residence including the construction of a one-story covered front porch and gazebo addition resulting in a side yard setback of 14.6 feet where 15 feet is required in the Residential 1/4 Acre Zoning District and a front yard setback of 22.05 feet where 35 feet is required in the Residential 1/4 Acre Zoning District. This being a variance of Article V Section 125-50 and Article III Section 125-11 for property located on:

18 The Terrace
Katonah, NY 10536

designated as Section 49.19 Block 2 Lot 3 on the Tax Maps of the Town of Bedford in a R-1/4 Acre District.

Said hearing will take place on **Wednesday, the 8th day of April 2015**, 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. The applicant or his representative must be present.

DATED: March 6, 2015

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



THE HELMES GROUP, LLP

ARCHITECTURE • ENGINEERING
PROJECT MANAGEMENT

Hand Delivered

March 4, 2015

Peter Michaelis, Chairman & Members of the
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, NY 10507

RECEIVED

MAR 6 2015

BEDFORD ZONING
BOARD OF APPEALS

Project: Proposed Additions & Alterations to Existing Residence
For Craig & Daria Culver, Owners
18 The Terrace, Katonah, NY 10536
Section 49.19, Block 2, Lot 3, R-1/4A Zone District

Dear Mr. Michaelis & Members of the Board:

On behalf of our client, Craig and Daria Culver, Owners, and as required by the Building Department, we are making this submission to the Zoning Board of Appeals, (ZBA) requesting a variance of the Town of Bedford Zoning Ordinance to permit the construction of a one-story covered front porch and gazebo addition to existing residence as indicated on our preliminary design drawings, dated 3/2/15, as prepared by The Helmes Group, LLP, Architects.

The applicant request a front yard and side yard variance of the Town of Bedford Zoning Ordinance to permit the construction of a one-story covered front porch addition / gazebo located off the front north side of existing residence resulting in (1) a front yard setback of 22.05 feet where 35 feet is required and (2) a side yard setback of 14.60 feet where 15 feet is required for property located in the Residential R-1/4A Acre Zoning District. *Article V Section 125-50.*

Please note the building coverage and impervious surface calculations comply with Zoning District Regulations as noted on Site Plan Drawing. If the variance is granted, we believe there will be no undesirable change in the character of the neighborhood and the covered front porch addition would help improve the overall appearance of existing house and will not be detrimental to any of the adjoining property owners.

Accordingly, enclosed herewith please find the following attachments:

- Application for Building Permit - (1 original & 5 copies)
- Application for a Variance - (1 original & 5 copies)
- Check #379 in the amount of \$350 made payable to the "Town of Bedford", covering the ZBA Filing Fee - (6 copies)
- Check #380 in the amount of \$75 made payable to the "Town of Bedford", covering Building Permit Application Filing Fee - (6 copies)
- Architectural Drawings #1 - #3 including Site Plan / Survey, Existing & Proposed Floor Plans and Exterior Elevation Drawings & Reference Photographs – dated 3/2/15, as prepared by The Helmes Group, LLP – Architects - (6 copies)
- Authorization Letter, dated 2/24/15, allowing The Helmes Group, LLP to act as Owner's Architect & Agent - (6 copies)
- List and Map of surrounding property Owners within 500 feet, including Section, Block, Lot, Name and Address of each property Owner – *To be submitted under separate cover.*

It is my understanding that we will be scheduled to appear before the Zoning Board of Appeals, ZBA on **Wednesday, April 8, 2015 at 7:30 p.m.** and look forward to presenting this application in order to obtain the required variances to allow the proposed additions and alterations to existing residence be constructed as indicated on Site Plan and Preliminary Design Drawings.

I trust that the above information is in order; however, should you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

~~THE HELMES GROUP, LLP~~



Steven C. Helmes, AIA
Architect

SCH:KA Encl.

cc: Craig & Daria Culver, Owners



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

- Name of Owner: CRAIG & DARIA CULVER
Address: 18 THE TERRACE, KATONAH, NY 10536
Telephone/Email: (914) 887-5114 CCULVER1@GMAIL.COM
- Name of Applicant, if other than Owner: THE HELMES GROUP, LLP
Address: 184 KATONAH AVENUE, KATONAH, NY 10536
Telephone/Email: 914-232-4033 / SCH@THEHELMESGROUP.COM
- Name of Professional (New York State Licensed Architect, Engineer, Land Surveyor, Landscape Architect):
THE HELMES GROUP, LLP - ARCHITECT
Address: 184 KATONAH AVENUE
Telephone/Email: 914-232-4033 / SCH@THEHELMESGROUP.COM
- Identification Property:
Street Address: 18 THE TERRACE
Tax ID: 49.19-2-3 Zoning District: R-4A Total Land Area: 13,180 SF
0.302 ACRES
Age of the Building 1973
Is the property located in a designated Historic District? No.
% of Building Coverage: 19.8% % of Impervious Surface 29.57%
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 SOUTH side of THE TERRACE within the unincorporated area of the Town of Bedford.

**ZONING BOARD OF APPEALS
APPLICATION FOR A VARIANCE**

Page 2

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 Section: 125-50

To Permit:

THE CONSTRUCTION OF A ONE-STORY COVERED
FRONT PORCH ADDITION INCLUDING A GAZEBO
FOR SEATING LOCATED ON NORTH SIDE OF
EXISTING HOUSE AS INDICATED ON DRAWINGS.

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)

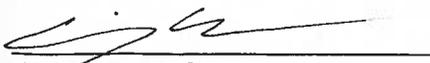
Variance

(As required by Fee Schedule Town of Bedford Code)

Residential: \$350.00 ✓

Commercial: \$550.00

**REFER TO AUTHORIZATION LETTER
HERE TO ATTACHED.**

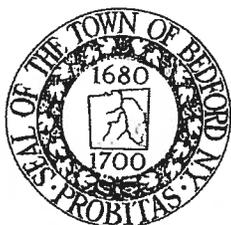

Signature of Owner

2/26/15
Date


Signature of Applicant

3/2/15
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 3/6/2015

Parcel ID: 49.19-2-3

Owner Information

Culver, Craig

Applicant Information

Culver, Craig

18 The Terrace

Katonah NY 10536

Location: 18 The Terrace

Parcel ID: 49.19-2-3

Permit Type: Additions & Alterations

Work Description: Alterations to and existing residence including a second story roof addition, and rear yard addition with terrace on grade; and a one-story covered front porch and gazebo

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:

The one-story covered front porch and gazebo addition will result in a side yard setback of 14.6 feet where 15 feet is required in the Residential 1/4 Acre Zoning District; and a front yard setback of 22.05 feet where 35 feet is required in the Residential 1/4 Acre Zoning District. A variance of Article III Section 125-11 and Article V Section 125-50 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,


Steven Fraietta
Building Inspector

March 18, 2015

*ZBW
ZBA
appur*

Alexandra J. Costello, Secretary
Town of Bedford Zoning Board of Appeals
425 Cherry Street
Bedford Hills, New York 10507

RE: 18 The Terrace, Katonah, NY, Section 49.18, Block 2, Lot 3, Tax Maps of Bedford, NY

Dear Board members,

The purpose for writing this letter is to convey our support for specific variance requests to the Town Zoning Ordinance concerning front and side setbacks at the above address. We have not visited the town hall to review plans, but believe it is likely the intended work will lead to creating an interesting street presence for the house. We have also spoken with a neighbor across from the Culver's home and they reported to be satisfied with the overall design objectives.

Therefore we believe the approval of these variance requests will serve to benefit the neighbors as well as the Culvers by creating an improved street scape along The Terrace. Thank you for the opportunity to comment on the application.

Best regards,



Joe and Jane Graham

67 Valley Road

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MAR 18 2015
BEDFORD ZONING
BOARD OF APPEALS

15 The Terrace
Katinah NY 10536
March 30, 2015

To the Zoning Board Of Appeals
Town of Bedford

I live at 15 The Terrace, directly across the street from Craig and Daria Culver's house at 18 The Terrace. They have shown me the plans they are submitting to the Board, and I have no objections.

Sincerely,

A handwritten signature in cursive script that reads "G. Almasi".

George S. Almasi

RECEIVED
MAR 30 2015
BEDFORD 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: **Louis M. and Stephanie Bell**
21 Appleby Drive
Bedford, NY 10506

for variances of the Town of Bedford Zoning Ordinance to permit:

Additions and alterations to an existing residence including the addition of a covered front porch resulting in a front yard setback of 67.4 feet where 75 feet is required in the Residential 4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 74.4 feet requiring a variance of Article V Section 125-50 and Article III Section 125-11. For property owned by the applicants and located on:

176 Hook Road
Bedford, NY 10506

designated as Section 73.7 Block 1 Lot 12 on the Tax Maps of the Town of Bedford in an R-4 Acre Zoning District. Said hearing will take place on **Wednesday, the 8th day of April 2015**, 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. The applicant or his representative must be present.

DATED: March 6, 2015

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

APPLICATION FOR A VARIANCE

MAR 6 2015

BEDFORD ZONING BOARD OF APPEALS

1. Name of Owner: LOUIS & STEPHANIE BELK

Address: 21 APPLEBY, BEDFORD, NY

Telephone/Email: 914-588-4231 Samjonlau@verizon.net

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):

JOSEPH BADINTER, PE / BGM ENGINEERING LLC

Address: 24 CANFIELD DRIVE, STAMFORD, CT 06902

Telephone/Email: 203-452-9408 jbadinter@bgmengineer.com

4. Identification Property:

Street Address: 176 HOOK RD., BEDFORD NY 10506

Tax ID: 737-1-12 Zoning District: YA Total Land Area: 174,259
4,000
acres

Age of the Building 50 YRS

Is the property located in a designated Historic District? NO

% of Building Coverage: 2.91 % of Impervious Surface 6.69

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 _____ side of _____ within the unincorporated area of

the Town of Bedford.

ZONING BOARD OF APPEALS APPLICATION FOR A VARIANCE

Page 2

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 Section: 125-11
V 125-50

To Permit:

COVERED FRONT PORCH RESULTING IN SETBACK OF 67.4'
WHERE 75' IS REQUIRED IN R-4A ZONE

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.

RECEIVED
MAR 6 2015
BEDFORD ZONING
BOARD OF APPEALS

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

Variance

(As required by Fee Schedule Town of Bedford Code)

Residential:

Commercial:

RECEIVED
MAR 06 2015
Bedford Building Dept.

\$350.00

\$550.00

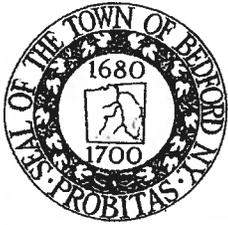
Stephanie Bell
Signature of Owner

3/6/2015
Date

Stephanie Bell
Signature of Applicant

3/6/2015
Date

LETTER OF PERMIT DENIAL



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

Application #:

Date: 3/6/2015

Parcel ID: 73.7-1-12

Owner Information

Bell, Louis M. and Stephanie

Applicant Information

Bell, Louis M. & Stephanie
176 Hook Rd

Bedford NY 10506

Location: 176 Hook Rd

Parcel ID: 73.7-1-12

Permit Type: Additions & Alterations

Work Description: Phase 1: Complete interior gut & reconfiguration as a 5 bedroom residence, reducing bedroom count by one & adding a bathroom; Phase 2: Addition of a covered porch.

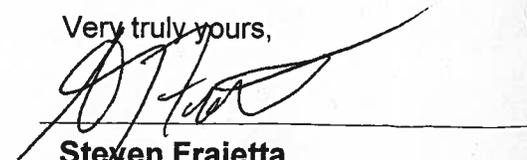
Dear Resident,

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 addition of a covered front porch will result in a front yard setback 67.4 feet where 75 feet is required in the R-4 Acre Zoning District where the existing front yard setback is pre-existing, non-conforming at 74.4 feet. Variances of Article III Section 125-11 and Article V Section 125-50 are 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,



Steven Fraietta
Building Inspector