

The Town of Haverstraw

Building Department

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Garnerville, NY 10993
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George T. Behn, Jr.
Building Inspector II

Erich J. Desch
Deputy Building Inspector

11/19/2021

RE: THE VARIANCES REQUIRED TO CONSTRUCT A NEW 18'X18' REAR YARD COVERED ELEVATED 3 SEASON ROOM AND A 6'X13' SIDE YARD OPEN WOOD DECK ADDITIONALLY TO LEGALIZE EXISTING SETBACK CONDITIONS IN THE R-15 ZONING DISTRICT.

Owner: Margarita Sanchez

Address: 2 Hillwood Ct. Thiells, NY 10984

Site Location: 2 Hillwood Ct. Thiells, NY 10984

SBL: 25.08-2-18

To whom it may concern,

The following variances are required, for the improvements stated above.

1. The Rear Yard Depth Required Is 35ft, The Provided Is 16.4ft:
A 18.6 Ft Variance Is Required.
2. The Side Yard Set Back Requirement Is 20ft, The Provided Is 7.4ft:
A 12.6 Ft Variance Is Required.
3. The Front Yard Set Back Requirement Is 30ft, The Provided Is 26ft:
A 4 Ft Variance Is Required.
4. The Minimum Lot Area Requirement Is 15,000 sq/ft, The Provided Is 11,624 sq/ft:
A 3,376 Sq/Ft Lot Area Reduction Variance Is Required.
5. The Lot Coverage Requirement Is 35%, The Provided Is 37.1%:
A 2.1% Increase Coverage Variance Is Required.


George T. Behn Jr. *Building Inspector II*

Town of Haverstraw Zoning Board of Appeal

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Jesus and Margarita Sanchez to construct a new 18'x18' rear yard 3 (three) Season Room and a 6'x13' side yard open wood deck.

The following Variances are required:

1. Rear Yard Depth required is 35ft., 16.4ft. is provided:
an 18.6ft variance is required
2. Side Yard required is 20ft.; 7.4ft. is provided:
a 12.6ft. variance is required
3. Front Yard required is 30ft.; 26ft. is provided:
a 4ft. variance is required
4. Side Yard required is 20ft.; 7.4ft. is provided:
a 12.6ft. variance is required
5. Minimum Lot Area required is 15,000 sq./ft.; 11,624 sq./ft. is provided:
A 3,376 Sq./ft. Lot Area reduction is required
6. Lot Coverage required is 35%; 37.1 is provided:
a 2.1% Increase is required

Said property being located on the West side of Rosman Road and approx. 900ft. North of Brisman Drive and located on the Town of Haverstraw Tax Map as Section 25.08, Block 02, Lot 18.

Said Public Hearing shall be held on Wednesday, December 08, 2021 at 7:05 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Joseph Bochnik, Chairman
Christie Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Clerk

November 19, 2021