



# ZONING BOARD OF APPEALS APPLICATION

## AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

RECEIVED

OCT 03 2022

Date of Application \_\_\_\_\_

VILLAGE OF GREENPORT  
BUILDING DEPARTMENT

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, and species of lumber and quality of material, where applicable.

### THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Ann Pettibone  
Bo Riccobono OVERLOOK ASSOCIATES II LLC

First Name Last Name Business Name, if applicable

Mailing Address City/ Town/ Village State Zip

Phone # E-Mail Address

### CONTACT PERSON (if different from owner)

*The person to receive all correspondence:*

Kate Samuels Samuels and Steelman Architects

First Name Last Name Business Name, if applicable

Mailing Address City/ Town/ Village State Zip

Phone # E-Mail Address

**IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.**

### Location:

Suffolk County Tax Map Number: 1001 Section: 6 Block: 3 Lot 10

Street Address: 446 6th street Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



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The Code Official reviewed and denied an application dated 08/26/2022 for a Building Permit for the location specified on this application.

**Provisions of the Zoning Code appealed:**

*(Indicate Article, Section and Subsection of Zoning Code by numbers)*

Article:         V         Section: 150 -         12         Subsection:         -        

**Type of appeal made for:**

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article:                          Section:                          Subsection:                         

**Has a prior appeal been made at any time with respect to this property?**  Yes  No  I Don't Know

*If yes, please provide the date appeal was made:*   .

**Project Description:**

**For Demolition of Existing Building Areas:**

Please describe area being removed:

No areas being removed

**New Construction Areas (New Dwelling or New Addition/Extensions)**

Dimensions of First Floor (Addition/Extension):         5' x 10' (deck only)        

Dimensions of Second Floor:                         0 ft        

Height (from finished grade to top of ridge):         21         - Feet,         4         - Inches

**Is basement or lowest floor area being constructed?**  Yes  No

*If yes, please provide height (above ground) measured from natural existing grade to first floor:*

         - Feet,          - Inches.



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### **Project Description: (CONTINUED)**

#### **Proposed Construction Description: (Alteration or Structural Changes)**

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

Two story house built in 1940s. Vinyl siding and aluminum windows.

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Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Existing two story house to remain. New deck on the first floor for access to the backyard. New windows and doors on first floor rear elevation.

#### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 1,483 SF

Proposed Increase in Building Coverage: 50 SF (non-interior space, only deck)

Square Footage of this Lot: 8,235 SF

Percentage of Coverage of this Lot by Building Area: 18 %

#### **Purpose of New Construction:**

*Please describe:*

New 5'x10' deck to be constructed on the rear side of the property. New windows and doors on the rear elevation on the property.



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## **Area Variance Reasons for Appeal:**

Please answer in detail. *Additional sheets may be submitted with preparers signature.*

**Will an undesirable change occur in the characteristics of the neighborhood or will a detriment to nearby properties be created by the granting of this area variance?**

No

**Can the benefit sought by the Applicant be achieved by another method, feasible for the Applicant to pursue, other than an Area Variance?**

No

**Is the requested Area Variance substantial?**

No. Total Sf of deck is 50 sf. Deck conforms to setbacks and lot coverage requirements.

**Will the requested Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**

No.

**Was the alleged difficulty self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the Area Variance?**

No, existing house is currently nonconforming as built within setbacks.

**Are there Covenants or Restrictions concerning this land? [ ] Yes [X] No**

*If yes, please furnish copies.*