



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

AMENDED NOTICE OF DISAPPROVAL

Date: June 15, 2023

To: Pauline Dixon
535 Second Street
Greenport, New York 11944

PLEASE TAKE NOTICE that your Building Permit Application dated, May 11, 2023, for construction of screened porch addition at property located at 535 Second Street, Greenport NY 11944 in the R2, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.
The plans show the Front yard of the setback of 14 feet.

This would require an area variance of 16 feet.

2. Side-Yard Setback Requirements.

150-12 District Regulations

R-2 District: Minimum one Side-Yard Setback: 10 feet.
The plans show a side yard-setback of 1.8 feet for the existing structure.

This would require an area variance of 8.2 feet.

3. Side-Yard Setback Requirements.
150-12 District Regulations

R-2 District: Minimum one Side-Yard Setback: 10 feet.

The plans show a side yard-setback of 7.7 feet for the proposed deck.

This would require an area variance of 2.3 feet.

This application is therefore denied, requiring the above-mentioned area variances.

The premise to which this application applies to is located at:
535 Second Street, Greenport NY 11944 in the R2.

Map: 1001 Section: 2 Block: 6 Lot: 16

A handwritten signature in black ink, appearing to read 'A Bolanos', written over a horizontal dotted line.

Alex Bolanos
Code Enforcement Official
Date : 06/15/2023



ZONING BOARD OF APPEALS APPLICATION

USE VARIANCE

236 Third Street, Greenport, New York, 11944
(631) 477-0248
www.villageofgreenport.org

Date of Application MAY 30, 2023

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, Survey/Site Plan and species of lumber and quality of material, where applicable.

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

<u>ANDREW</u>	<u>GLASSMAN</u>			
First Name	Last Name	Business Name, if applicable		
<u>535 2ND STREET</u>	<u>GREENPORT</u>	<u>NY</u>	<u>11944</u>	
Mailing Address	City/ Town/ Village	State	Zip	
<u>646-██████████</u>	<u>██████████@gmail.com</u>			
Phone #	E-Mail Address			

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

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: 002.00 Block: 0600 Lot 016.000

Street Address: 535 2ND STREET Greenport, New York, 11944

Zoning District: WC R1 R2 PD CR CG

Is property located within the Historic District? Yes No



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

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The Code Official reviewed and denied an application dated _____ 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: _____ Section: 150 - **12** Subsection: _____

Type of appeal made for:

A Variance to the Zoning Code or Zoning Map. **To LEGITIMIZE EXISTING NON-CONFORMING**

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:

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

Dimensions of First Floor (Addition/Extension): ^{SCREWED} DECK @ 12' x 11.8'

Dimensions of Second Floor: _____

Height (from finished grade to top of ridge): 13 - Feet, _____ - 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:

3 - Feet, _____ - Inches.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: _____

Describe General Characteristics BEFORE alterations:

Number of floors AFTER Alterations: _____

Describe General Characteristics AFTER alterations:

NEW SCREENED PORCH

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1337 SF

Proposed Increase in Building Coverage: 138 SF

Square Footage of this Lot: 6750 SF

Percentage of Coverage of this Lot by Building Area: 19.8 %

Purpose of New Construction:

Please describe: To build A SCREENED PORCH Addition - 12' x 11' 8" - ATTACHED TO THE BACK OF THE HOUSE. GIVEN THE WIDTH OF THE PORCH PLAN AT 11' 8", WE ARE APPLYING FOR A VARIANCE OF 2' 3" ON THE SET BACK TO THE PROPERTY LINE ON THE NORTH SIDE OF THE PROPERTY. THIS CONSTRUCTION WOULD FALL WITHIN THE EXISTING NON-CONFORMING SETBACK, FOR WHICH WE ARE APPLYING FOR A VARIANCE AT THE SAME TIME.



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

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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. THAT IS BECAUSE OF THE EXISTING NONCONFORMITY, WHICH DATES BACK TO THE ORIGINAL CONSTRUCTION OF THE HOUSE IN 1894.

Is the requested Area Variance substantial?

- FOR THE EXISTING NON-CONFORMING HOUSE SETBACK, WE NEED A VARIANCE OF 8.2'
- FOR THE PROPOSED BACK ADDITION, WE NEED A VARIANCE OF 2.4'

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

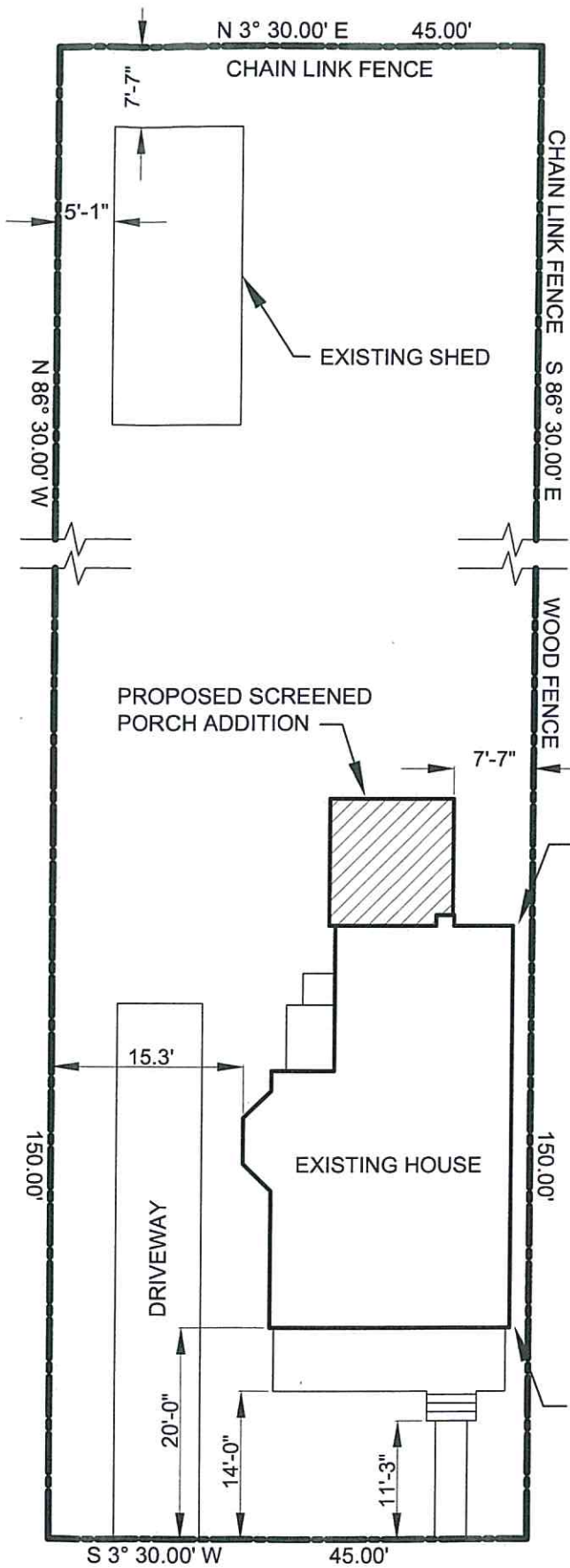
NO. MANY PROPERTIES IN THE NEIGHBORHOOD ARE OF SIMILAR AGE AND STRUCTURE.

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. THE CONSTRUCTION OF THE HOUSE AND SHED PRE-DATE CURRENT OWNERS' PURCHASE OF THE PROPERTY.

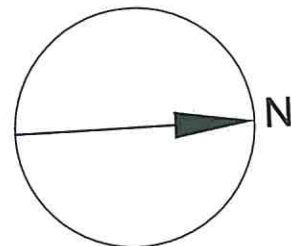
Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.



THIS SITE PLAN IS BASED ON A SURVEY
 BY WILLIAM R, SIMMON, JR,
 DATED JULY 11, 1987

LOT AREA	6750 SF	
EXISTING HOUSE FOOTPRINT	997 SF	
EXISTING SHED	340 SF	
PROPOSED ADDITION	138 SF	
TOTAL EXISTING COVERAGE	1337 SF	19.8 %
TOTAL WITH PROPOSED ADDITION	1475 SF	21.9 %



MAGNETIC NORTH
 AT JULY 11, 1987
 1.83' FROM CORNER OF FOUNDATION
 TO PROPERTY LINE



1.83' FROM CORNER OF
 FOUNDATION TO PROPERTY LINE

Architect: John Spadola jspadola107@gmail.com	Engineer: Joseph Fischetti, PE 1725 Hobart Road Southold, NY 11971 PROFESSIONAL ENGINEER	Proposed Addition Owners: Dixon and Glassman Greenport, NY	SITE PLAN MAY 26, 2023 C1
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AFFIDAVIT

Village of Greenport)
Town of Southold)
County of Suffolk) ss
State of New York)

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Use Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Use Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Use Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 30th day
of MAY 20 23

Signature Andrew P. Jan
Owner or Applicant

Jenna Kockenmeister
Notary Public, Suffolk County, New York

JENNA KOCKENMEISTER
Notary Public, State of New York
Reg. No. 01KO6402098
Qualified In Suffolk County
Commission Expires December 23, 2023