

AUG 02 2022

VILLAGE OF GREENPORT
BUILDING DEPARTMENT



ZONING BOARD OF APPEALS APPLICATION AREA VARIANCE

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

Date of Application August 2, 2022

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)

Jesse Browner and Judith Clain

First Name	Last Name	Business Name, if applicable	
225 Monsell Place	Greenport	NY	11944
Mailing Address	City/ Town/ Village	State	Zip
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: 2 _ Block: 2 _ Lot: 41.5

Street Address: 225 Monsell Place 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 July 12, 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:

Exterior south walls at southwest corner of existing main house to be demolished;
select interior partitions to be demolished

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

Dimensions of First Floor (Addition/Extension): approx 14'-11" x approx 14'-6", plus 18sf bump = ~236 sq. ft.

Dimensions of Second Floor: no new floor area at 2nd flr; interior renovations only

Height (from finished grade to top of ridge): ~26 - Feet, ~0 - 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 plus cellar

Describe General Characteristics BEFORE alterations:

2-story frame house plus cellar; wood frame deck

Number of floors AFTER Alterations: 2 plus cellar

Describe General Characteristics AFTER alterations:

2-story frame house enlarged to include a 1-story addition at the southwest corner of approx 218sf, plus 18sf addition to existing ground flr bathroom, plus extension of wood frame deck, and trellis at new deck area

Calculations of Building Areas and Lot Coverage:

874 sf footprint of main house + 246 sf deck =

Existing Square Footage of Building(s) on this property: 1,120sf SF

236sf main house + 152 sf deck =

Proposed Increase in Building Coverage: 388sf increase SF

Square Footage of this Lot: 5,040 SF

1508 / 5040 =

Percentage of Coverage of this Lot by Building Area: 29.9% %

Purpose of New Construction:

Please describe:

New construction is desired to provide a single additional living room for owner's family, plus associated deck area for family use.



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Area Variance Reasons for Appeal:

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

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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 such changes will occur. Proposed addition faces away from Monsell Place, and when the proposed area is added the structure will remain comparable to or smaller than immediate neighbors to the east and west. From the perspective of Monsell place, the one story addition will be substantially concealed behind the existing 2-story bulk of the existing house.

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

The existing house is already 7'-0" from the easterly lotline and ~5'-2" from the westerly lotline. A one-story addition at the rear, extending substantially southward from the existing structure is the only feasible location for adding the desired square footage of living space.

Is the requested Area Variance substantial?

The request is for a single room at ground floor of less than 15ft x 15ft plus an enlargement of the ground floor bathroom (approx 236sf gross). It amounts to approx 4.7% of the lot area. The requested additional deck area of 152 sf amounts to another 3% of the lot area. We believe these are not substantial when seen in this context.

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

We do not see how they could have an adverse effect. Visually the additions will be modest; their intended use is for the owner's family, which is a continuation of their present use.

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?

The existing house encroaches on required sideyards; the current owner/applicant purchased the home in this condition. Owner studied differently proportioned modifications (to avoid any new approach near to the lotline) but determined that the resulting rooms (at <9ft interior width) would not be desirable.

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

If yes, please furnish copies.