



BUILDING DEPARTMENT
 VILLAGE OF GREENPORT
 236 Third Street, Greenport, NY 11944

FEE: APPEAL NO.:

DATE ASSIGNED:

DATE SUBMITTED:

ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE APPLICATION

IS THIS PROPERTY IN THE HISTORIC DISTRICT? YES NO

IF YOU ANSWERED YES, COMPLETE FORM-HPC1

HOUSE NO. 320 STREET Carpenter St, GREENPORT, NY 11944

SCTM 1001 SECTION 05 BLOCK 02 LOT 10 ZONE R2 LOT SIZE _____

I (WE) APPEAL THE WRITTEN DETERMINATION OF THE BUILDING INSPECTOR DATED _____ BASED ON MAP DATED _____

APPLICANT(S)/OWNER(S): Ruth Wiesehahn (SHANK)

MAILING ADDRESS: 320 Carpenter St

TELEPHONE: 631-291-2245 FAX #: _____ EMAIL: Backstreetdesign1@yahoo.com

NOTE: IN ADDITION TO THE ABOVE, PLEASE COMPLETE BELOW IF APPLICATION IS SIGNED BY APPLICANT'S ATTORNEY, AGENT, ARCHITECT, BUILDER, CONTRACT VENDEE, ETC. AND NAME OF PERSON WHO AGENT REPRESENTS:

NAME OF REPRESENTATIVE: N/A FOR OWNER _____

AGENT'S ADDRESS: _____

TELEPHONE: _____ FAX: _____ EMAIL: _____

PLEASE CHECK BOX TO SPECIFY WHO YOU WISH CORRESPONDENCE TO BE MAIL TO, FROM THE NAMES ABOVE:

APPLICANT/OWNER, OR AUTHORIZED REPRESENTATIVE, OR OTHER NAME/ ADDRESS BELOW:

WHEREBY THE BUILDING INSPECTOR REVIEWED MAP DATED 5/22/24 AND DENIED AN APPLICATION DATED 11/5/24 FOR A BUILDING PERMIT.

PROVISION OF THE ZONING ORDINANCE APPEALED. (INDICATE ARTICLE, SECTION, AND SUBSECTION OF ZONING ORDINANCE BY NUMBERS. DO NOT QUOTE THE ORDINANCE.)

ARTICLE _____ SECTION 150- _____ SUBSECTION _____

TYPE OF APPEAL AN APPEAL IS MADE FOR:

A VARIANCE TO THE ZONING CODE OR ZONING MAP.
 INTERPRETATION OF THE VILLAGE CODE. ARTICLE _____ SECTION _____

A PRIOR APPEAL HAS, NOT BEEN MADE AT ANY TIME WITH RESPECT TO THIS PROPERTY, NO. _____ YEAR _____
 (PLEASE BE SURE TO RESEARCH BEFORE COMPLETING THIS QUESTION OR CALL OUR OFFICE FOR ASSISTANCE.)

Applicant's Project Description (SHANK)

APPLICANT: Ruth Wieseahn DATE: 11.05.24

I. FOR DEMOLITION OF EXISTING BUILDING AREAS

PLEASE DESCRIBE AREAS BEING REMOVED: Black Top

II. NEW CONSTRUCTION AREAS (NEW DWELLING OR NEW ADDITION/EXTENSIONS):

DIMENSIONS OF FIRST FLOOR (EXTENSION): 10x14
DIMENSION OF SECOND FLOOR: X
HEIGHT (FROM FINISHED GROUND TO TOP OF RIDGE): 11'
IS BASEMENT OR LOWEST FLOOR AREA BEING CONSTRUCTED? IF YES, PLEASE PROVIDE HEIGHT (ABOVE GROUND)
MEASURED FROM NATURAL EXISTING GRADE TO FIRST FLOOR: NA

III. PROPOSED CONSTRUCTION DESCRIPTION (ALTERATION OR STRUCTURAL CHANGES).

NUMBER OF FLOORS AND GENERAL CHARACTERISTICS BEFORE ALTERATIONS: carport with lattice detail and standing seam r
NUMBER OF FLOOR AND CHANGES WITH ALTERATIONS: one

III. CALCULATIONS OF BUILDING AREAS AND LOT COVERAGE:

EXISTING SQUARE FOOTAGE OF BUILDINGS ON YOUR PROPERTY: 1356 SF + 247 SF
PROPOSED INCREASE OF BUILDING COVERAGE: 140 SF
SQUARE FOOTAGE OF YOUR LOT: 6450 SF
PERCENTAGE OF COVERAGE OF YOUR LOT BY BUILDING AREA: 1935 SF 27.02%

V. PURPOSE OF NEW CONSTRUCTION:

Protect Car from weather and bird droppings

NAME OF OWNER: Ruth Wieseahn (SHANK)

REASON FOR APPEAL (ADDITIONAL SHEETS MAY BE USED WITH PREPARER'S SIGNATURE):

AREA VARIANCE REASONS:

1. WHETHER AN UNDESIRABLE CHANGE WILL BE PRODUCED IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES WILL BE CREATED BY THE GRANTING OF THE AREA VARIANCE;

I don't think so, as it is a small 10'x14' project open in appearance and in character with the house and surrounding out buildings

2. WHETHER THE BENEFIT SOUGHT BY THE APPLICANT CAN BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE;

I really don't see how

3. WHETHER THE REQUESTED ^A VARIANCE IS SUBSTANTIAL;

I don't believe so, as there is no other access

4. WHETHER THE REQUESTED VARIANCE WILL HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT;

No and as I'm removing the black top driveway there will be better drainage

5. WHETHER THE ALLEGED DIFFICULTY WAS 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.

Perhaps, as in 1976 we removed an existing garage that was in poor condition and not architecturally correct

ARE THERE COVENANTS AND RESTRICTIONS CONCERNING THIS LAND: NO. YES. (PLEASE FURNISH COPY).

Ruth Wieseahn Shank
SIGNATURE OF APPELLANT OR AUTHORIZED AGENT

RUTH WIESEHAHN SHANK
PRINT NAME
(AGENT MUST SUBMIT AUTHORIZATION FROM OWNER)

SWORN TO BEFORE ME THIS DAY OF 5th OF Oct, 2024

Jeanmarie Odon
NOTARY PUBLIC

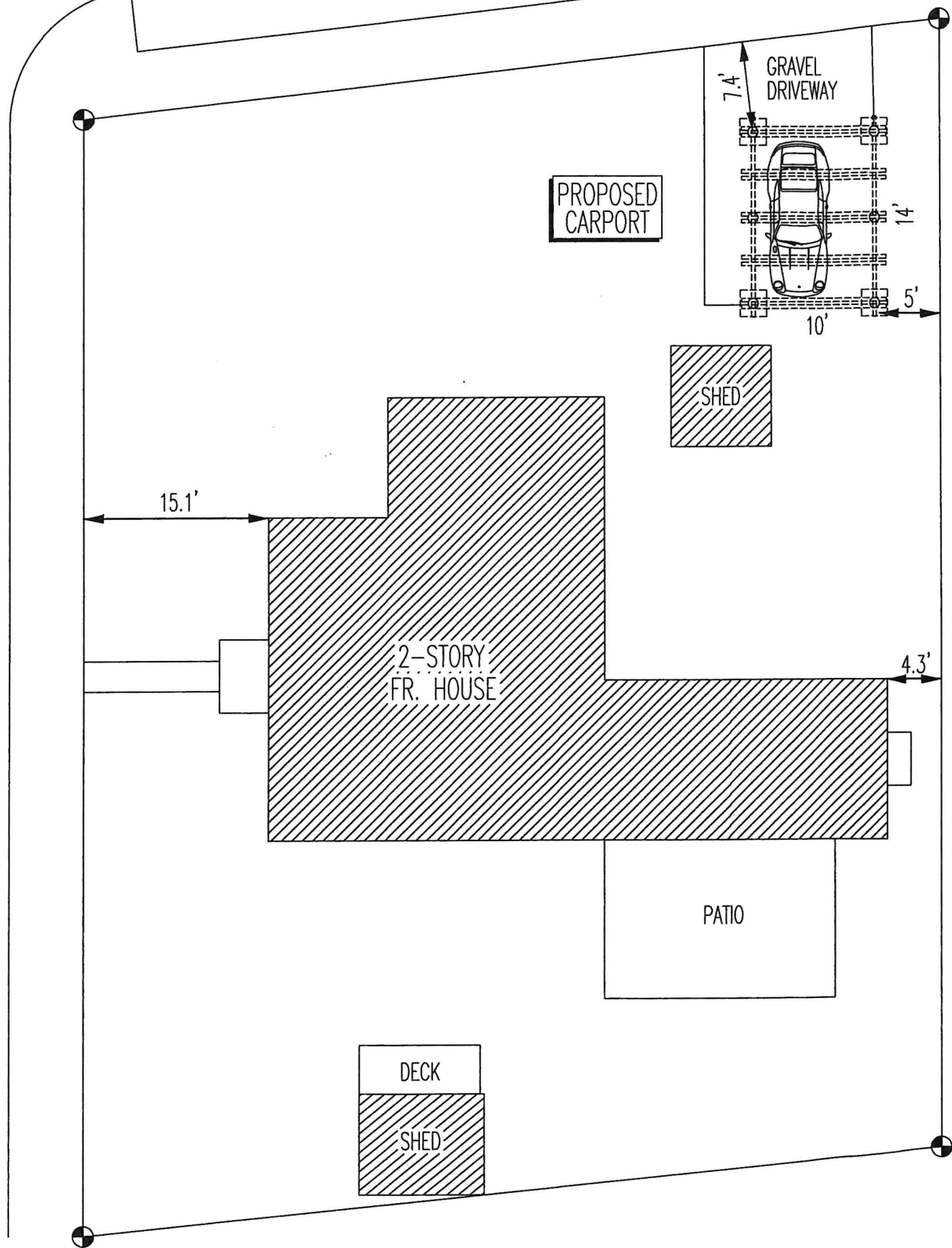
JEANMARIE ODDON
Notary Public, State of New York
No. 010D6251238
Qualified in Suffolk County
Commission Expires November 14, 2027
Form ZBA1

"...when Kylie closed her eyes she felt she was in the aunts' garden. If you sat there in the shade during the heat of August, and rubbed the lemon thyme between your fingers, the air turned so yellow you'd swear a swarm of bees had gathered above you, even on days when it had done nothing but rain. In that garden...it was easy to think about possibilities that had never crossed your mind."



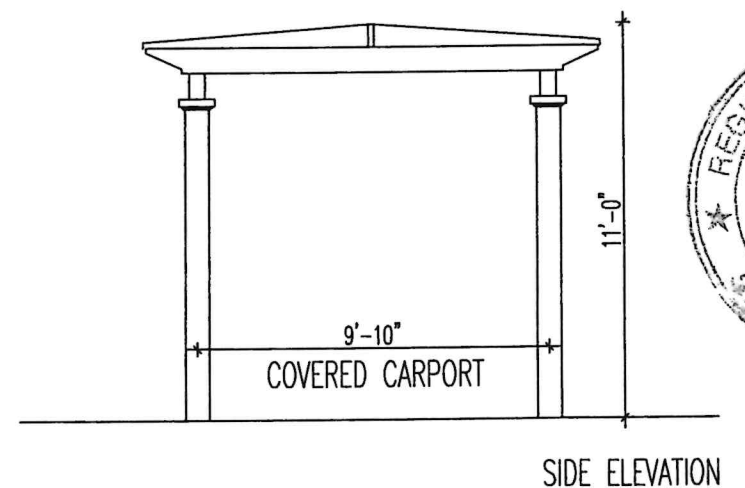
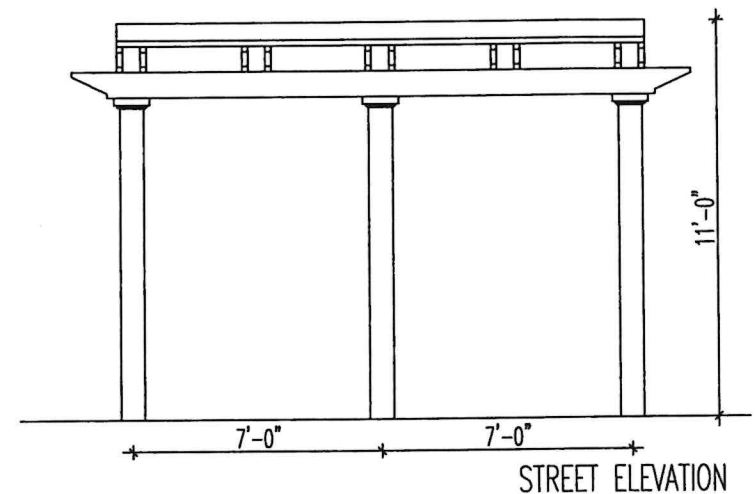
CARPENTER STREET

CENTRAL AVENUE



ZONING CALCULATIONS			
LOT AREA	= ca.	6,450 SF	= 100.00%
EXT'G. BLDG. COVERAGE	= ca.	1,356 SF	=
EXT'G DECKS	= ca.	247 SF	=
PROPOSED CARPORT	= ca.	140 SF	=
TOTAL BLDG. COVERAGE	= ca.	1,743 SF	= 27.02%
MAX. BLDG. COVERAGE	= ca.	1,935 SF	= 30.00%

SURVEY BY PECONIC SURVEYORS, P.C. - DATED: 10/23/23



SCTM# = 1001-05-02-10
 VILLAGE OF GREENPORT
 SUFFOLK COUNTY, NEW YORK

REQUEST TO LOCATE A CARPORT IN THE FRONT YARD

BUILDING PERMIT APPLICATION

SCALE: 3/32" = 1'-0"

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PROPOSED GARAGE

SHANK RESIDENCE

GREENPORT, NY
 320 CARPENTER ST

ARCHITECT
 FRANK UELLEND AHL
 123 CENTRAL AVENUE
 P.O. BOX 316
 GREENPORT, NY 11944
 TEL: 631-680 0041

OWNER
 RUTH SHANK
 320 CARPENTER STREET
 GREENPORT, NY 11944
 631-291 2245

DATE: 05/22/2024
 SCALE: 3/32" = 1'-0"

SITE PLAN

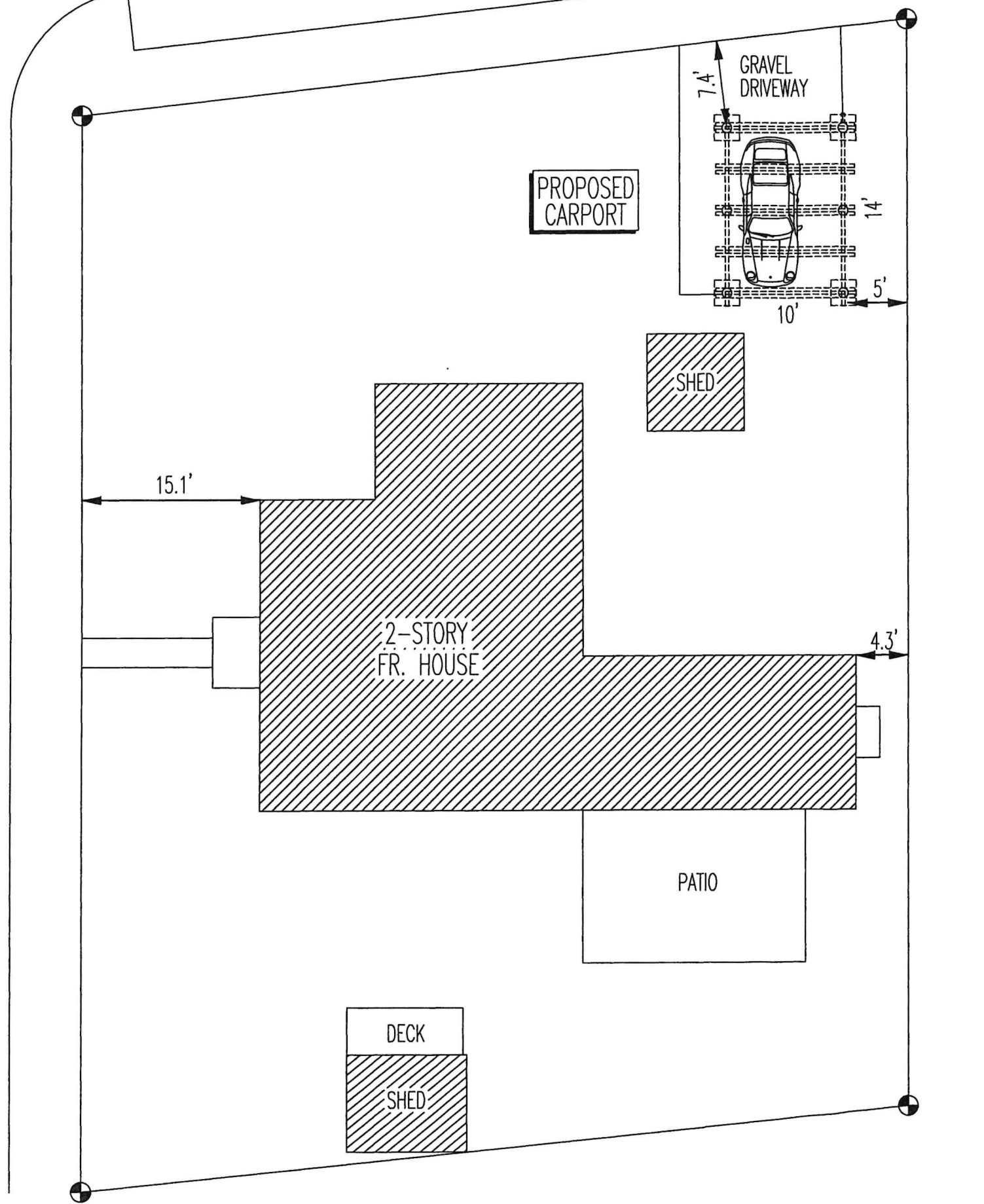
DWG. NAME

DWG. NO

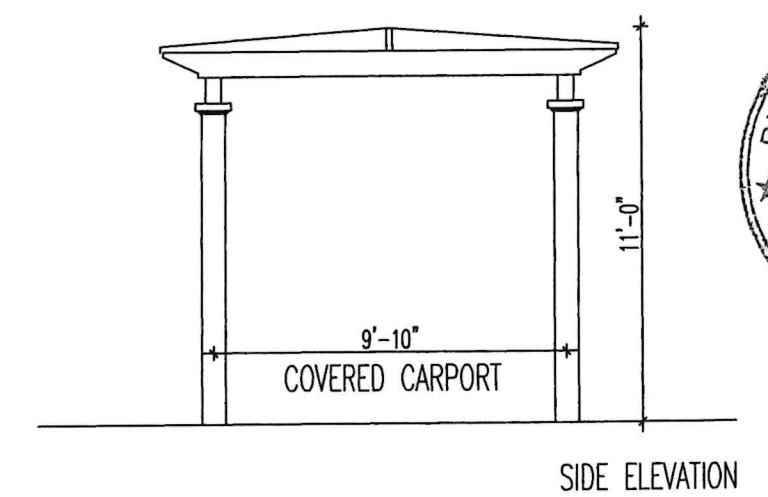
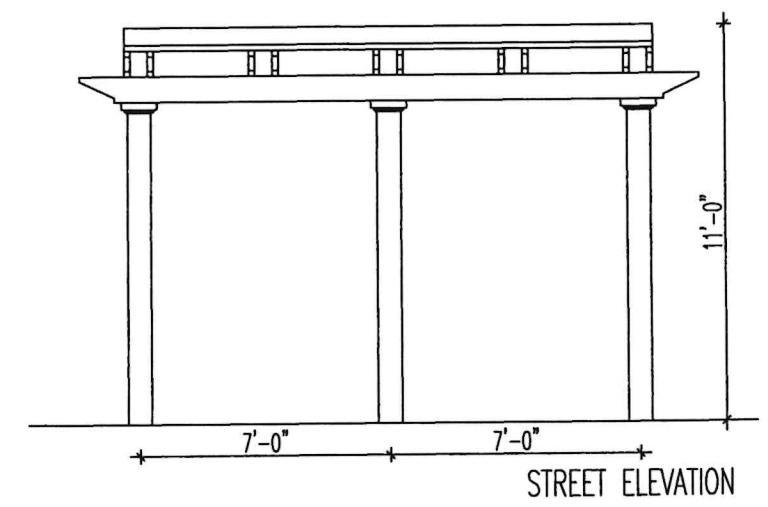
A-100

CARPENTER STREET

CENTRAL AVENUE



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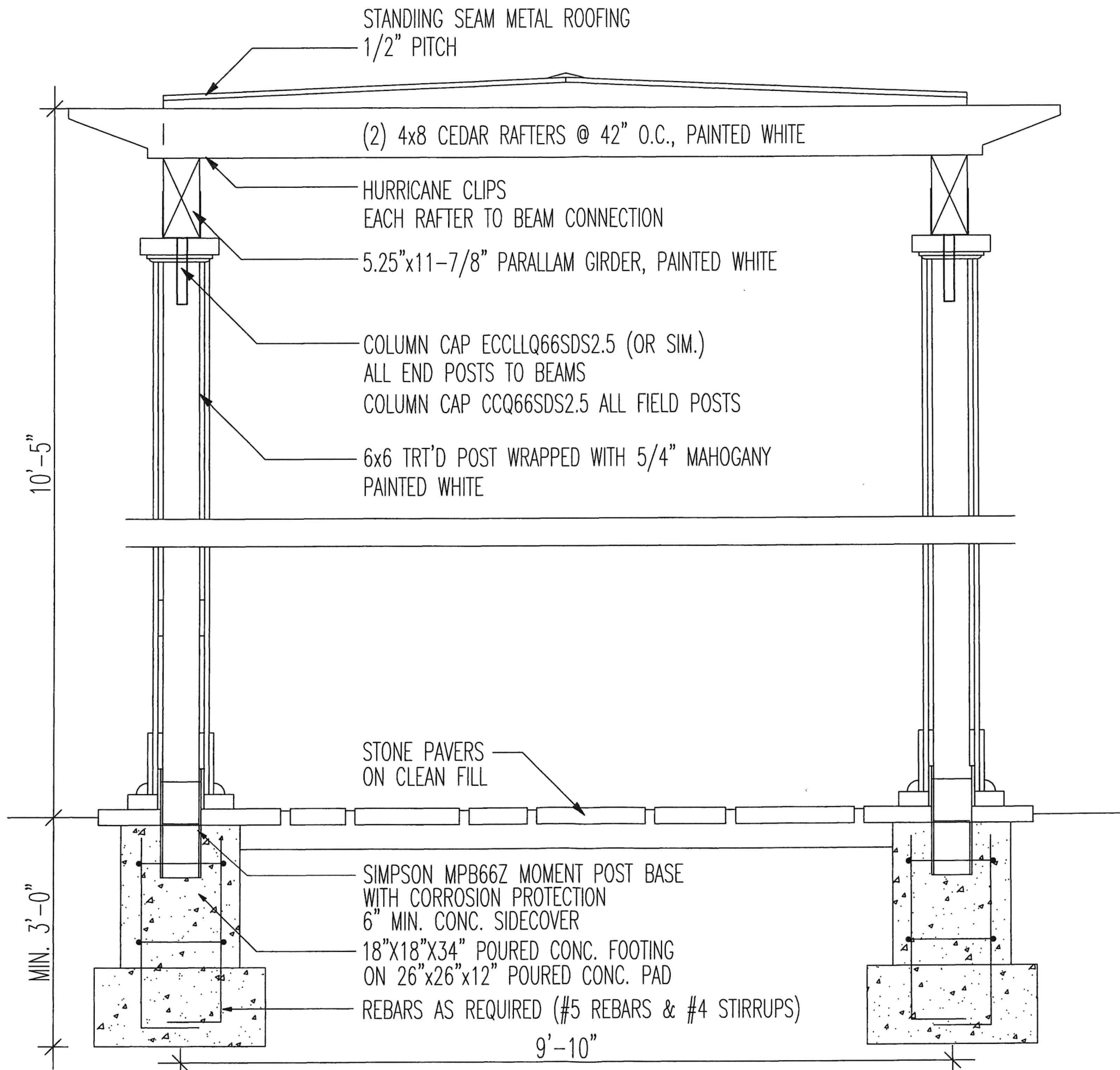
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DATE: 05/22/2024
 SCALE: 3/32" = 1'-0"

SITE PLAN

DWG. NAME

DWG. NO A-100



PROPOSED GARAGE

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123 CENTRAL AVENUE
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DATE: 06/27/2024
SCALE: 1/4" = 1'-0"

CROSS SECTION

DWG. NAME

DWG. NO
A-200

