

**VILLAGE OF ARDSLEY
BOARD OF APPEALS
VILLAGE HALL, ARDSLEY, NEW YORK**

Appeal or Application for Variance

Owner David Fink Address 34 Lincoln Avenue Ardsley, NY 10502

Owner's Representative _____ Address _____
Phone # 845-781-0938 Email David.J.Fink@gmail.com

TO THE BOARD OF APPEALS: Appeal is hereby taken or application is made for a variance from the requirements of

Section 200 Subdivision 26A of the Zoning Ordinance of the Village of Ardsley to install a terrace with a parapet wall within the required 20 foot corner lot side yard

This appeal or application is made under authority of Section 200 Subdivision 97B of the _____ Zoning Code of the Village of Ardsley, entitled "Zoning Board of Appeals; Power and duties; Variances."

PREMISES AFFECTED are known as No. 34 Lincoln Avenue and designated as Section 6.80 Block 69 Lot 1 on the tax maps of the Village of ARDSLEY.

Description of Existing/Proposed Building or Premises

- (1) Type of Zoned District R-3 (2) Area of Lot 7,719 SF
- (3) Mean width of lot 75 Feet (4) Length of Street line frontage 85' - Lincoln Ave, 110' - High St
- (5) Size of Building Foot print - 770 SF, Inside livable area - 1,536 SF
- No. of Stories 2 Height 25 Feet _____
- (6) Type of occupancy Single Family (7) Date of Erection 1920
- (8) Character of construction _____ 5b
Fireproof Ordinary Frame
- (9) Has any application or appeal been previously filed affecting these premises? _____ Date filed _____

Attached hereto and made a part of this application are the following:

- (a) COPY OF DECISION OR ORDER OF THE BUILDING INSPECTOR on which appeal is based.
(Required only in connection with appeals)
 - (b) FULL AND COMPLETE STATEMENT of the grounds on which appeal or application is based.
 - (c) A SET OF DRAWINGS, including:
 - Plot plan showing location on lot of all buildings.
 - Ground and typical floor plans of building with all necessary measurements.
 - Elevation drawings with heights marked thereon.
 - Where buildings are not directly involved, plans or drawing showing all the data pertaining directly to the application or appeal.
 - (d) Certified affidavit*of compliance with Section 200-98 of the Ardsley Zoning Code. (*Affidavit of Mailing at least 10 days before hearing)
 - (e) COLOR PHOTOGRAPHS of the subject building(s)/lot(s) and the neighboring buildings/lots.
- NOTE: Items a, b, c, d above may be omitted when appeal involved a renewal of a temporary permit. A copy of the Rules and Regulations of the Board of Appeals should be obtained and read carefully. File all papers with Clerk of Board of Appeals.


Time Frame For Variances

(A) A variance shall expire twelve (12) months after approval by the Board if construction of the structure for which such variance was granted has not begun in accordance with the plans permitted by such variance. Reapplication for a building permit must be made to the Building Inspector.

(B) A variance shall expire twelve (12) months after approval by the Board if the change in use for which such variance was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.

(C) The special variance, use, exception, or permit shall expire twelve (12) months after approval by the Board if construction of the structure for which such special variance, use, exception, or permit was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.

(D) The special variance use, exception, or permit shall expire twelve (12) months after approval by the Board if the change of use for which such special variance, use, exception, or permit was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.



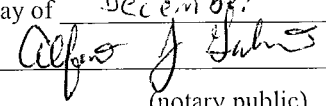
Signature of Owner

Affidavit of Application


State of New York, SS.: Daniel F. Smith being duly sworn,
County of Westchester

deposes and says that he resides at 34 Lincoln Ave in Ardsley NY 10502
in the County of Westchester (Ardsley), in the State of New York

that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of ARDSLEY aforesaid and known and designated as Section 6. 30 Block 69 Lot 1 and that the statements of fact contained in said application are true.

Sworn to before me this 10
day of December 2021


(notary public)



ALFONSO J. GIORDANO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01G16321905
Qualified in Westchester County
My Commission Expires 03-30-2023