

Village of Tuckahoe

Building Department



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March 28, 2023

RE: 377 Marbledale Rd
Tuckahoe, New York
Sec: 46 Blk: 1 Lot: 13, 15

To Whom It May Concern:

Please take notice that your application dated 11/19/20 for a permit for a new one family house at the premises located at 377 Marbledale Rd Tuckahoe, NY Section: 46 Block: 1 Lot: 13, 15 application number BA20-186 is disapproved on the following grounds:

- Section: 4-2.2. Height. Except as provided in § 4-1.1.3 hereof, no building shall be erected to a height in excess of 35 feet, nor shall the number of stories at any point along the periphery of any building exceed 2 1/2 stories. Chimneys, flues, towers, bulkheads, spires and other decorative features shall be exempt from the provisions of this paragraph, provided that they occupy not more than 20% of the (area of the) roof of the building of which they are a part. **YOUR PROPOSED IS AND 3 STORIES**
- Section: 4-2.4.5. Location of Accessory Buildings on the Lot. In addition to complying with all other provisions of this chapter, no accessory building shall project nearer to the street on which the principal building fronts than such principal building, except that, should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of garages, the Zoning Board of Appeals may authorize the erection of such garages within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%.

The next Zoning Board of Appeals meeting will be held on April 12, 2023. Please submit the enclosed application with a check for \$250.00, ten (10) sets of signed and sealed drawings, a copy of the legal notice submitted to the local newspaper, two weeks prior to the meeting with the zoning board, and your proof of mailings along with the radius map and list of surrounding area residents to The Building Department by March 28, 2023.

Very Truly Yours,

A handwritten signature in black ink that reads "Bill Williams". The signature is written in a cursive style with a large, prominent "B" and "W".

Bill Williams
Building Inspector

Attachments
BW

THIS APPLICATION SHALL BE COMPLETELY FILLED OUT

Case No. _____
Date of Hearing _____
Disposition _____

VILLAGE OF TUCKAHOE
WESTCHESTER COUNTY, STATE OF NEW YORK

ZONING BOARD OF APPEALS

Date 4/24/23 2023
TO THE ZONING BOARD OF APPEALS, VILLAGE OF TUCKAHOE, WESTCHESTER COUNTY, STATE OF
NEW YORK, JONATHAN GIAHN of 377 MARBLEDALE RD
(name of applicant) (street and number)
TUCKAHOE . NEW YORK
(municipality) (state)
hereby appeals to the Zoning Board of Appeals from the decision of the Building Inspector, (copy of decision is
attached herewith), who denied to JONATHAN GIAHN of 377 MARBLEDALE RD.
(name of applicant) (street and number)
TUCKAHOE NEW YORK . a
(municipality) (state)

- Building Permit
- Permit to build on a lot with less frontage or area than is required
- Permit for an addition to existing structure
- Permit for use
- Permit for an accessory building
- Permit to repair or remodel existing structure
- Certificate of Occupancy
- Permit for change of occupancy
- Permit for an extension of non-conforming use
- Permit for a fence, wall, hedge, sign
- Special Permit _____
- Temporary Permit _____
- Other _____

1. Location of premises 377 MARBLEDALE RD
(street and number)

Legal designation: Section 46, Block 1, Lot 13, 15, in a R-5 District.
4-2.2 4-1.1.3

2. Provision(s) of the Zoning Ordinance appealed from: Section 4-2, Subdivision 4-5, Paragraph _____,
and Columns _____ of the Schedule Controlling Land and Buildings of said Ordinance.

3. Type of Appeal. Appeal is made herewith for permission to PERMIT A 3 STORY
RESIDENCE WHEN 2 1/2 ARE PERMITTED
CONSTRUCT A GARAGE 10' FROM FRONT
PROPERTY LINE WHEN SLOPE EXCEEDS 12% TO
20%

4. Previous Appeal:

Has been made: Date _____ 20____
Has not been made

5. Reason for Appeal:

A variance is requested from the requirements of the aforementioned Section, Subdivision and Paragraph and Columns of the Schedule of said Ordinance for the following reasons:

- 1) LOT IS VERY STEEP AND CAN NOT LOWER HOUSE ANY MORE WITHOUT CREATING OTHER VARIANCES SUCH AS WALL HTS
- 2) GARAGE IS PERMITTED WITH IN 10' OF FRONT LOT LINE WHEN APPROVED BY ZBA
IT NOT A VARIANCE

6. Description of Premises:

- (1) Size of Plot: Front 77.4 feet; Rear 75 feet; Depth 142 feet; Area 10,616 square feet.
- (2) Size of Yards to Nearest Portion of Building:
Front Yard 10 feet; Right side yard 13 feet; Left side yard 10 feet;
Rear yard 67.5 feet.
- (3) Height of Building:
Number of Stories 3; Height from top of foundation wall to top of roof 42 feet; Height from top of foundation wall to mid-section of roof 29 feet; Height from top of curb in front of the property to top of roof 55.6 feet.
- (4) Type of Occupancy SINGLE FAMILY
- (5) First floor area of proposed and existing buildings, including accessory structures 1878 sq. ft.
- (6) Percentage of lot to be occupied by proposed and existing buildings 24.9 %.
- (7) For other purposes _____

7. AFFIDAVITS

OF OWNERSHIP



State of New York

SS:

County of Westchester

JONATHAN GIANU being duly sworn, deposes and says that JONATHAN GIANU resides at 377 Marbledale Rd in the Village of Tuckahoe and that JONATHAN GIANU is the owner in Fee of all premises, lot, piece or parcel in the land mentioned in this application and located in the Village of Tuckahoe.

[Signature]
Sworn to before me this 24 day
Of April 2023
(Notary Public)

(Owner)
PATRICK J. SOCORRO
Notary Public, State of New York
Reg. No. 01S06299639
Qualified in Queens County
Commission Expires March 24, 2026

OF THE APPLICANT

State of New York

SS:

County of Westchester

I hereby depose and say that to the best of my knowledge and belief, all of the statements in this application and the statements contained in papers submitted herewith are true.

[Signature]
Sworn to before me this 24 day
Of April 2023
(Notary Public)

(Applic)
PATRICK J. SOCORRO
Notary Public, State of New York
Reg. No. 01S06299639
Qualified in Queens County
Commission Expires March 24, 2026



OF SERVICE

State of New York

SS:

County of Westchester

I _____ am the owner of the premises, lot, piece or parcel of land mentioned in this application and located in the Village of Tuckahoe, hereby authorize _____ who resides at _____ in the _____ of _____ County of _____ in the State of _____ to make the annexed application on my behalf.

Sworn to before me this _____ day
Of _____ 20_____
(Notary Public)

(Owner)