



ZONING BOARD OF APPEALS APPLICATION

AREA VARIANCE

236 Third Street, Greenport, New York, 11944

(631) 477-0248

www.villageofgreenport.org

Date of Application 10/30/23

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)

Christopher Shores / Rachel Oconnor
First Name Last Name Business Name, if applicable

218 South Street Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
Phone # E-Mail Address

CONTACT PERSON (if different from owner)

The person to receive all correspondence:

Christopher Shores
First Name Last Name Business Name, if applicable

218 South Street Greenport NY 11944
Mailing Address City/ Town/ Village State Zip

[REDACTED] [REDACTED]
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: 4 Block: 6 Lot 11

Street Address: 218 South Street 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 10/10/23 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: Setbacks/Regulations Section: 150 - 12 Subsection: _____

Type of appeal made for: Section 150-13
 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:
 - Demolish Existing Covered Rear Porch - Structure has failed
 - Demolish Existing non functional Chimney
 - Replace Roof/ Enclosed Porch & Incorporate into kitchen-interior space
 - Rebuild Mud Room/ Entrance Area

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

Dimensions of First Floor (Addition/Extension): Add 5'x6' area to mud room
 Dimensions of Second Floor: No change Add 5'x6' area to kitchen
 Height (from finished grade to top of ridge): 22 - Feet, 0 - Inches (estimated) (no change)

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:
1 - Feet, 0 - Inches.



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Project Description: (CONTINUED)

Proposed Construction Description: (Alteration or Structural Changes)

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

Existing Structure - Residence (100+ year old) 2 story/wood frame with basement.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

Same Structure perimeter and height. Existing covered porch to be converted to interior space. Mod room expanded by 304² (5'x6') / kitchen by 484² (8'x6')

Calculations of Building Areas and Lot Coverage:

Existing Square Footage of Building(s) on this property: 1718.3 SF

Proposed Increase in Building Coverage: 78.0 SF

Square Footage of this Lot: 7816.12 SF

Percentage of Coverage of this Lot by Building Area: 22.98%

Purpose of New Construction:

Please describe:

- Larger kitchen and Mod Room
- Removal of Porch Roof - Structural Failure.
- New Basement Access



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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 - Building Style Being Maintained. All changes in rear of structure. Roof of Porch Removal and Chimney Removal Improve overall site.

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

No - Work is concentrated around existing structure. Existing Building Foot Line being used as design basis.

Is the requested Area Variance substantial?

No - Variances are all pre-existing from initial adoption of codes. The proposed work does not require any different variances.

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

No - All work is proposed for rear of structure. The variances requested are for pre-zoning existing conditions.

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?

Yes - BUT - The need for the variances was created by the adoption of the new codes. When the structure was originally built no variances were needed.

Are there Covenants or Restrictions concerning this land? Yes No

If yes, please furnish copies.

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 Area 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 Area Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Area 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 31st day
of October 20 23 Signature [Signature]
Owner or Applicant

[Signature]
Notary Public, Suffolk County, New York

JENNA KOCKENMEISTER
Notary Public, State of New York
Reg. No. 01K06402096
Qualified in Suffolk County
Commission Expires December 23, 2023



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: October 10, 2023

To: Rachel O'Connor/Christopher Shores
218 South Street
Greenport New York 11944

PLEASE TAKE NOTICE that your application dated June 20, 2023, to install new porch enclosure at property located at 218 South Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. Front Yard Setback Requirements. (EXISTING)

150-12 Schedule Regulations

R-2 District: Minimum Front Yard Requirement: 30 feet.

The plans show the front yard of the setback of 1.8 feet.
This would require an area variance 28.2 feet

2. Side Yard Setback Requirements. (EXISTING)

150-12 Schedule Regulations

R-2 District: Minimum Side Yard Requirement: 10 feet.

The plans show the side yard of the setback of 3 feet.
This would require an area variance 7 feet

3. 150-13 Residence District Regulations. (EXISTING)

(b) Such building shall be set back five feet from any lot line and shall not be located less than 10 feet from the principal building.

The plans show accessory building setback of 3 feet. This would require a area variance of 2 feet.

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

The premise to which this application applies to is located at:
218 South Street, Greenport, New York 11944. This property is located in the R-2 District. This property is located within the Historic District.

Map: 1001 Section: 4 Block: 6 Lot: 11



.....
Alex Bolanos
Date: 10/10/2023
Code Enforcement Official



Village of Greenport Building Department

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

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CERTIFICATE OF COMPLIANCE

Suffolk County Tax Map: District 1001 Section 4 Block 6 Lot 11

Street Address: 218 South Street, Greenport, NY 11944

Land Use Zone: R-2; One & Two Family Residence District

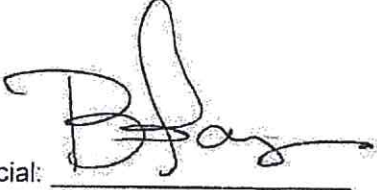
Use and Occupancy: One Family Residence

THIS CERTIFIES that the building modifications authorized by the Building Permit described above do not require a revised certificate of occupancy; the work has been substantially completed in accordance with the approved plans or specification, and relevant provisions of the New York Fire Prevention and Building Code and Village of Greenport code.

Building Permit No: 1553

Building Work: Install fence on property.

Filing Fee: \$75.00

NYS Code Official: 

Receipt # 4005656 Ck # 1646

Date: 3/1//2023

Note: The issuance of a Certificate of Compliance does not guarantee strict compliance with all laws, regulations, codes and standards. The responsibility for such compliance remains with the owner of the premises and the person carrying out any building work thereon.

Nor does the issue of a Certificate indicate the achievement of a particular standard of workmanship or compliance with any contractual arrangement between owner and contractor. It is recommended that owners seek appropriate professional advice on contractual and code compliance matters.



Village of Greenport
Code Enforcement & Fire Prevention

236 Third Street, Greenport, NY, 11944
abolanos@greenportvillage.org
(631) 477-0248, Ext. 201 * Fax (631) 477-1877



March 1, 2023

Re: 218 South Street
Greenport NY 11944

To whom it may concern,

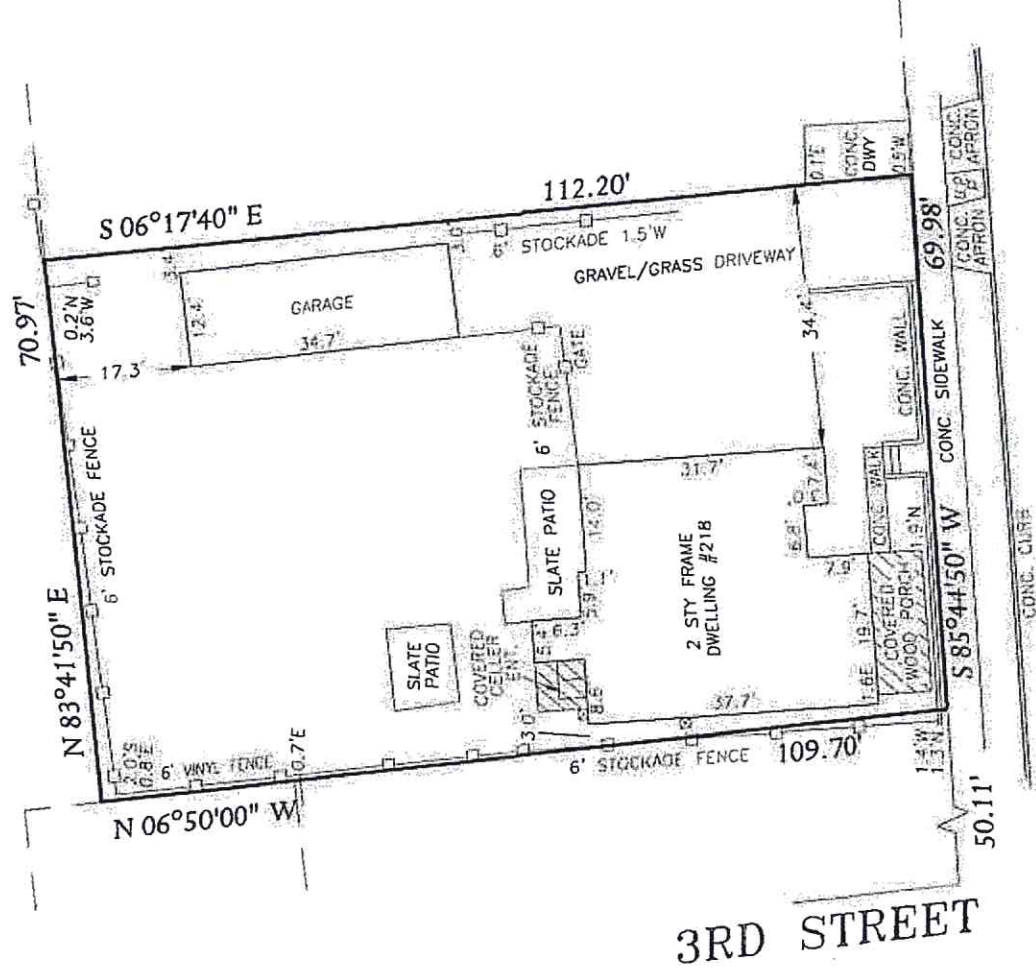
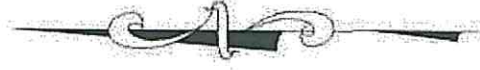
The property located at section-block-lot 1001- 4.-6-11 street address 218 South Street Greenport N.Y. 11944, currently has no open permits or open violations. This document certifies that all building permits (including permit #1553) and all violations pertaining to this property have been satisfied and closed. The property is currently in compliance with Village Code. Please feel free to contact me with any questions.

Sincerely,

Alex Bolanos
Code Enforcement Officer
(631)477-0248, X 201
abolanos@greenportvillage.com

Alex Bolanos
Code Enforcement

S C T M NO DISTRICT: 1001 SECTION: 4 BLOCK: 6 LOT(S): 11



SOUTH STREET

3RD STREET

UPDATE 01-18-23

AREA: 7,816.12 SQ.FT. or 0.18 ACRES

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE. THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR AND OTHER IMPROVEMENTS. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF SURVEY

THE WATER SUPPLY, WELLS, DRYWELLS AND CESSPOOL LOCATIONS SHOWN ARE FROM FIELD OBSERVATIONS AND OR DATA OBTAINED FROM OTHERS. ELEVATION DATUM:

SURVEY OF: DESCRIBED PROPERTY

MAP OF:

FILED:

SITUATED AT: GREENPORT

TOWN OF: SOUTHOLD

SUFFOLK COUNTY, NEW YORK



CERTIFIED TO: RACHEL O'CONNOR;

CHRISTOPHER SHORES;

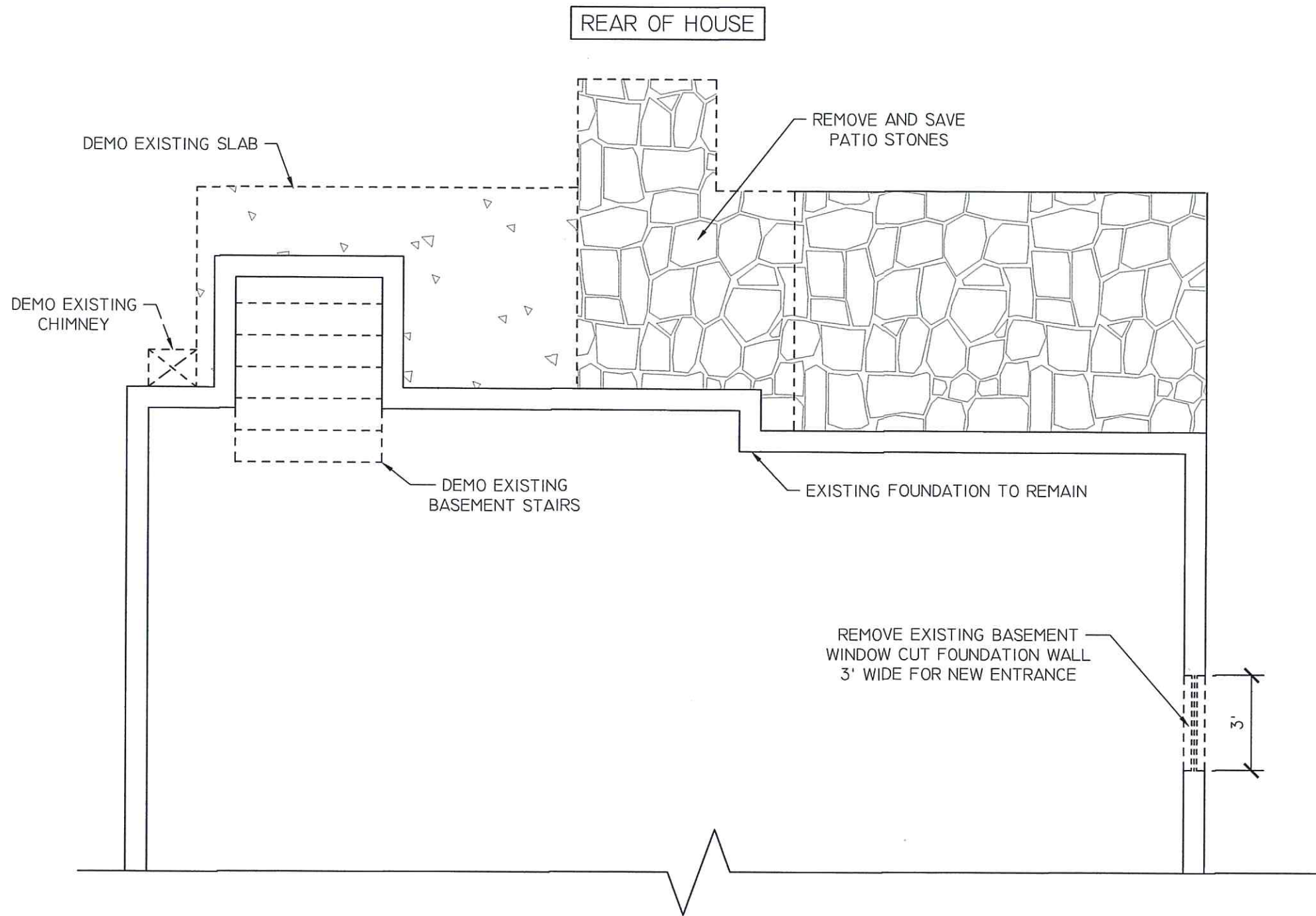
EMINENT ABSTRACT INC.;

WESTCOR LAND TITLE INSURANCE COMPANY.;

KENNETH M. WOJCHUK LAND SURVEYING, PLLC
Professional Land Surveying and Design
P.O. Box 153 Aquaboguc, New York 11931

PHONE (631)298-1588 FAX (631) 298-1588
maintaining the records of Robert J. Fennessy & Kenneth M. Wojchuk

FILE # 222-137 SCALE: 1"=20' DATE: OCT. 15, 2022



EXISTING HOUSE NO WORK TO OCCUR IN THIS AREA

SOUTH STREET

DEMO PLAN
SCALE: 1/4"=1'-0"

SCTM# 1001-4-6-11

#	ISSUE / REVISION	DATE
1	FOR PERMIT	08/18/23
2		
3		
4		



N.J. MAZZAFERRO, P.E.
PROFESSIONAL ENGINEER
P.O. BOX 57, GREENPORT NY, 11944
516.457.5596 EMAIL: maz_in@msn.com

DRAWN BY:
KS
DATE:
08/18/23
SCALE:
1/4"=1'-0"

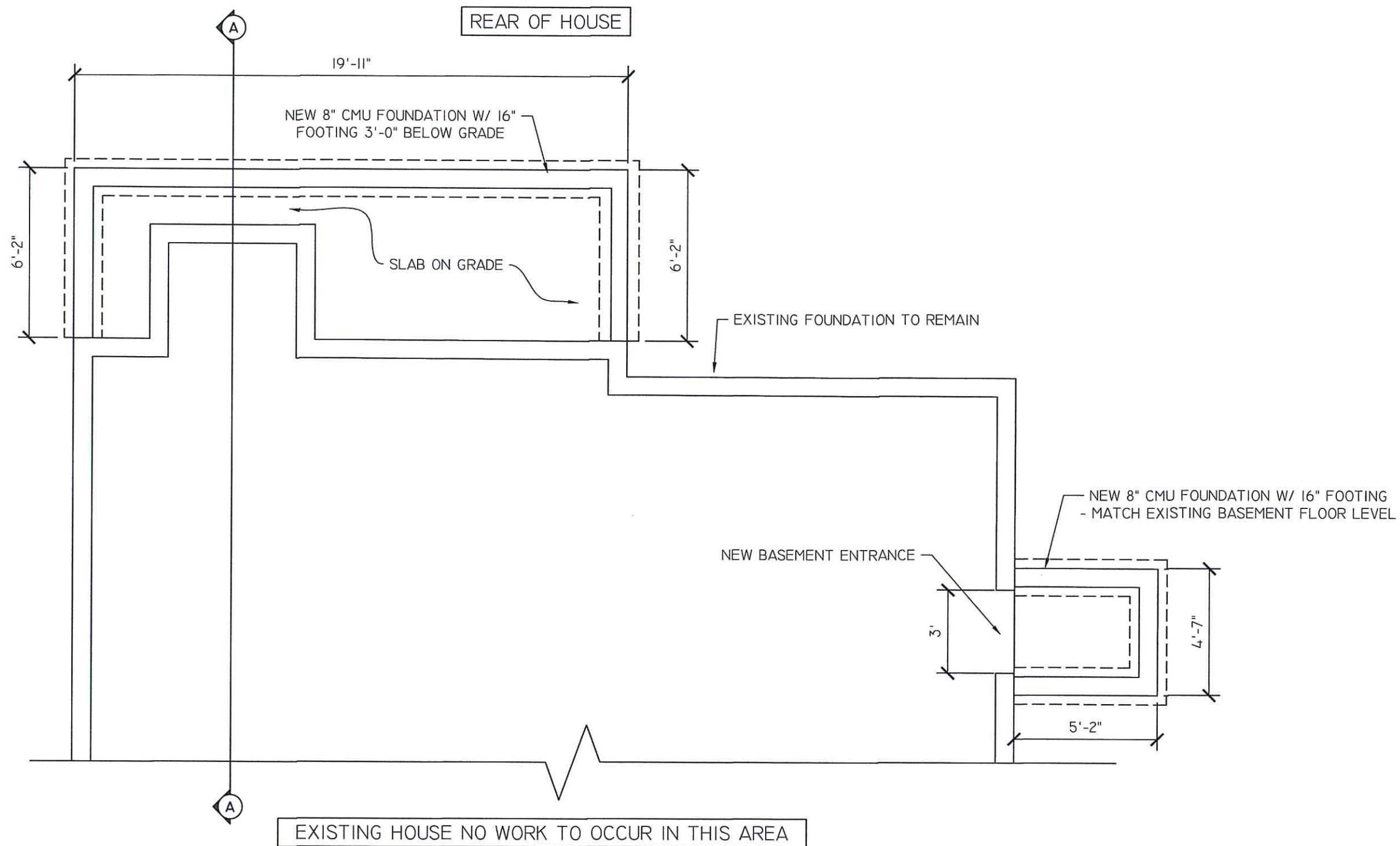
RESIDENTIAL

SHEET NO:

218 South Street
Greenport, NY 11944

A-1

SEAL



EXISTING HOUSE NO WORK TO OCCUR IN THIS AREA

SOUTH STREET

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

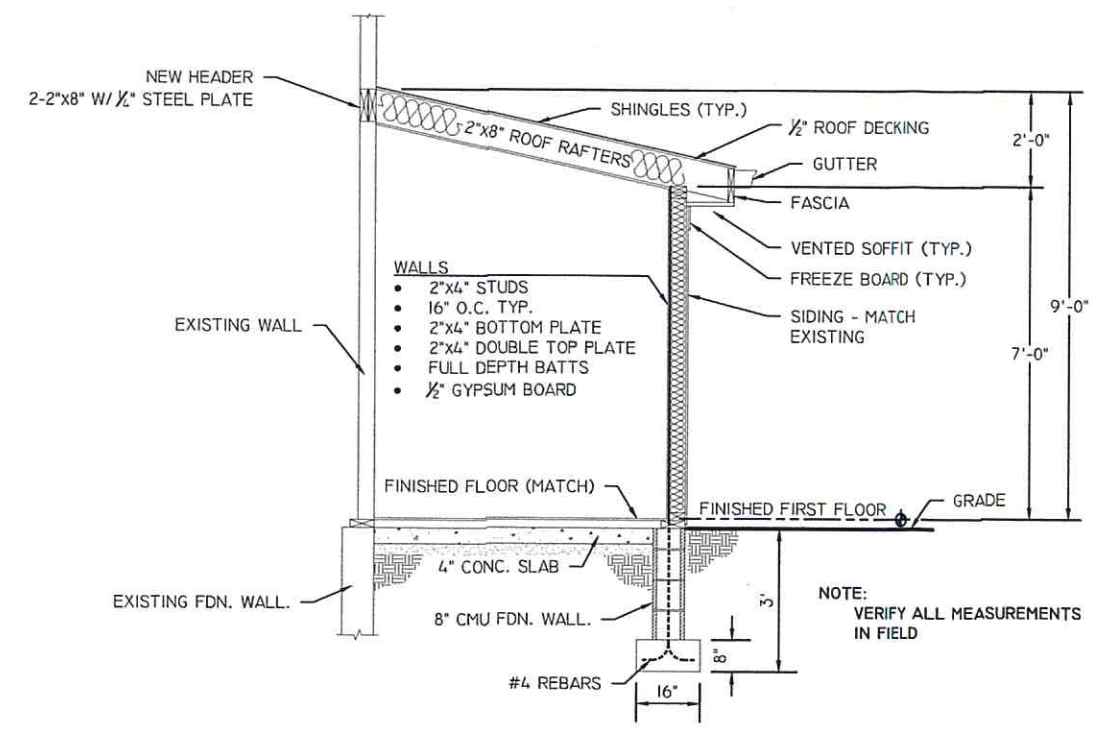
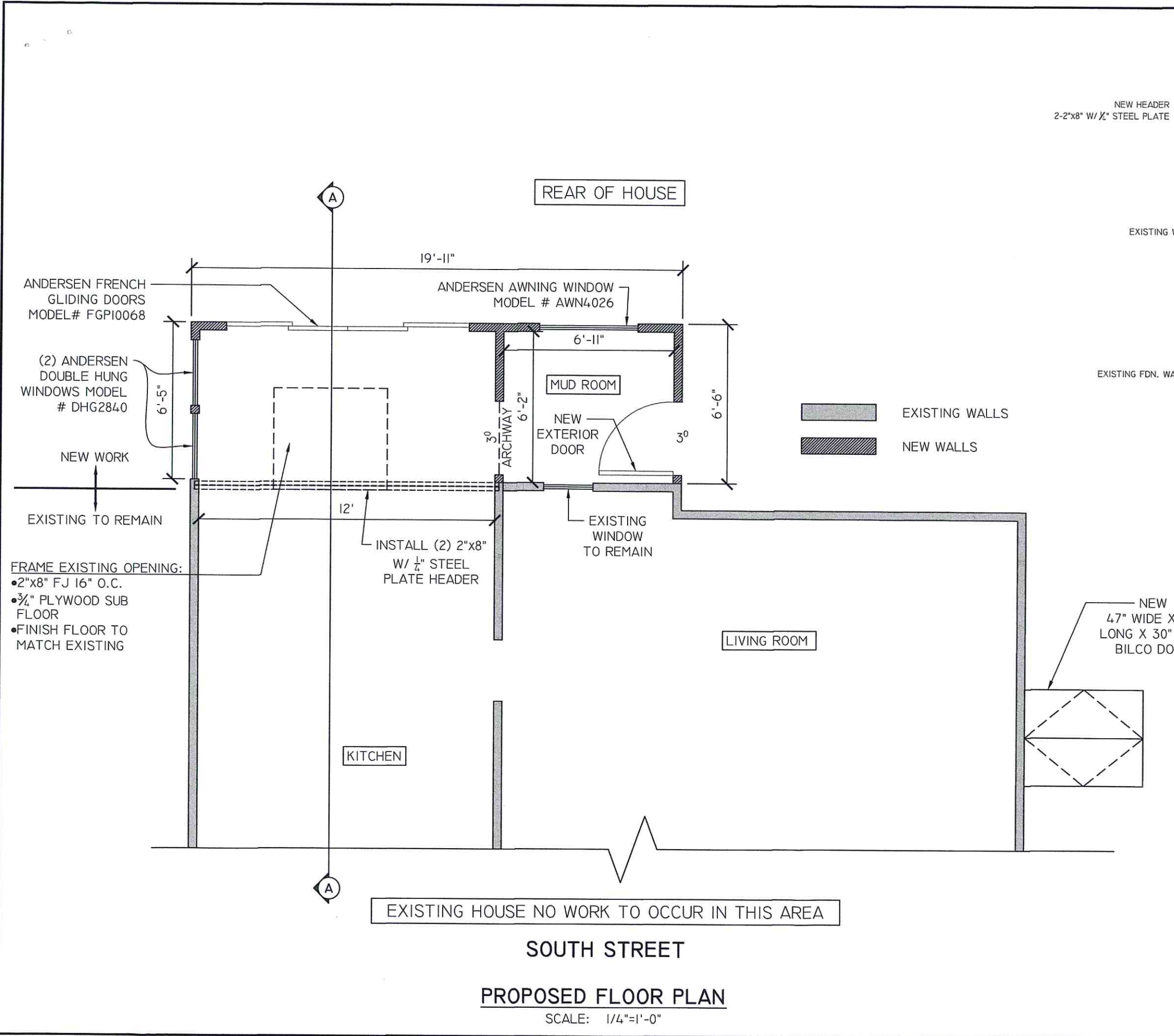
SCTM# 1001-4-6-11

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1	FOR PERMIT	08/18/23
2		
3		
4		

N.J. MAZZAFERRO, P.E. PROFESSIONAL ENGINEER P.O. BOX 57, GREENPORT NY, 11944 516.457.5596 EMAIL: maz_lin@msn.com	DRAWN BY: KS DATE: 08/18/23 SCALE: 1/4"=1'-0"
RESIDENTIAL	SHEET NO:
218 South Street Greenport, NY 11944	A-2




SEAL



SCTM# 1001-4-6-11

#	ISSUE / REVISION	DATE
1	FOR PERMIT	08/18/23
2		
3		
4		



N.J. MAZZAFERRO, P.E.
 PROFESSIONAL ENGINEER
 P.O. BOX 57, GREENPORT NY, 11944
 516.457.5596 EMAIL: maz_in@msn.com

DRAWN BY: KS
 DATE: 08/18/23
 SCALE: 1/4"=1'-0"

RESIDENTIAL

218 South Street
 Greenport, NY 11944

A-3