

BOARD OF ZONING APPEALS APPLICATION

MEETING DATE: _____

PAPERWORK DUE DATE: _____

PROPERTY OWNER'S NAME: Lisa and Dan Laukitis PHONE # (917) 208-8336

MAILING ADDRESS: 16 Brook Road, Tuxedo Park, NY 10987 FAX # _____ E-MAIL: llaukitis@gmail.com

TAX MAP NUMBER: SECTION 103 BLOCK 1 LOT 12

PROPERTY LOCATION (STREET): 16 Brook Road, Tuxedo Park, NY 10987

APPLICANT IS: OWNER () REPRESENTATIVE (X) Title: Principal Architect, Black House Studio

OWNER'S NAME Neil Ryan Young, Black House Studio PHONE # (610) 348-1188
REPRESENTATIVE: ADDRESS 211 N Aberdeen Ave, Wayne, PA 19087 FAX # _____

The original and nine (9) copies of this application must be filed with the Village Clerk a minimum of 30 days before the meeting date. See "Attachment A" for procedures. It shall be accompanied by an application fee of \$300.00, a public hearing fee of \$300.00 and Escrow of \$1,000.00. Make your check for \$1,600.00 payable to the Village of Tuxedo Park. This application will not be accepted unless accompanied by collated packets consisting of:

- A. Ten (10) copies of the building permit application and 10 copies of the signed and sealed survey or site plan which must include abutting property owners, streets, setbacks, buildings with dimensions, and the completed and signed Site Plan Table (Attachment B) imprinted on the plan. (All plans must be folded).
 - B. Ten (10) copies of the Building Inspector's permit denial letter stating the variances required.
 - C. Ten (10) copies of the completed EAF form and any other details or exhibits applicable to the situation.
 - D. Ten (10) copies of a statement of hardship and/or practical difficulty involved.
 - E. Ten (10) copies of the list of names, addresses, and tax map numbers of all property owners, including husband and wife as the case may be, whose property boundary is within 300 feet from the exterior boundaries of the property set forth above, and as the names of said owners appear on the last completed assessment roll of the Village of Tuxedo Park.
 - F. Ten (10) copies of the deed to the subject property.
1. The undersigned hereby appeals to the Board of Zoning Appeals of the Village of Tuxedo Park from:
 - a. () An order, requirement, decision, or determination made by the Building Inspector
Dated 09.19.25
 - b. Section(s) of the Village Code being appealed: \$100-9 Permitted yard intrusions; decks and terraces.
Variances requested (state types): Variance needed for the amount of deck coverage that exceeds allowable
 - c. () Other _____ Dated _____
 2. Has application been made for a Building Permit or a Certificate of Occupancy
(X) Yes () No (If yes, attach a copy showing denial)
 3. State whether applicant has made an application for a previous variance of any kind affecting the subject premises. () Yes (X) No
 4. Has this Board rendered a decision upon a request for the same or similar relief sought herein for this property? () Yes (X) No
 5. At least 10 days prior to the public hearing of the BZA, the applicant must sent a copy of the BZA public hearing notice to all property owners listed under 'E' of this application by certified, return receipt mail. The white mailing receipts and the returned green receipts must be brought to the meeting.
 6. All expenses incurred for legal and engineering fees in review of the application will be reimbursed to the Village by the applicant.

Date 09.16.25 Property Owner Signature _____

Applicant Signature Neil Ryan Young Neil Ryan Young, Black House Studio

Board of Zoning Appeals

VARIANCE CATEGORY INDEX (VCI)

Applicants must check off all variance categories that are relevant to their case:

1. Area Variances:

- *Lot Size _____
- *Front yard _____
- *Side yard _____
- *Rear yard _____
- *Building height _____
- *Fence height/location _____
- *Driveway size/location/grade _____
- *Improved sight line distance _____
- *Improved road frontage _____
- *Ridge Line _____
- *Precipice _____
- *Other (please identify) §100-9

(Description Below)

2. Use Variances:

- *Commercial use
(other than home occupation) _____
- *Multiple dwelling use _____
- *Accessory Use _____
- *School/Religious institution
(abutting a lake) _____
- *Other (please identify) _____

3. NY State Section 7-736 of the NY Village Law

- *Improved Road Frontage _____

4. Special Exception Use Permits:

- *School _____
- *Church/Religious Institutions _____
- *Home Occupation _____
- *Other (please specify) _____

5. Appeal from Decision of the BAR _____

Per Section §100-9 the allowable deck area is a maximum of 25% of the enclosed ground floor area. The total allowable deck area is 877 SF.

Adopted 11/29/01
Revised 3/1/05

When calculating the deck area the design team was instructed to include all paved surfaces at grade, as well as deck areas above grade.

Due to this request, our deck surface exceeds the maximum allowed per the zoning code.