

**PUBLIC NOTICE
VILLAGE OF SLEEPY HOLLOW**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Sleepy Hollow will hold a public hearing on Wednesday, July 15, 2015 at 8:00 p.m. in the Municipal Building, 28 Beekman Avenue, Sleepy Hollow, New York to hear and consider the application by Richard John Torres, R.A., representing Janet E. Jean, requesting variances from Chapter 450 of the Village Zoning Code, to convert a two-family residence to a three family residence where the following variances are required:

1. Article VI, 450-34.B.: Application of regulations.
Adding to and altering an existing non-conforming building or lot.

Minimum rear yard set-back	25.0 ft.
Existing rear yard set-back	22.0 ft.

2. Article VI, 450-35.: Schedule of regulations.
A three-family residence is not a permitted use in the R-4 zoning district.

3. Article VII, 450-36.D.(1): Floor area regulations.

Maximum permitted floor area	2,747 sq. ft.
Proposed floor area	4,416 sq. ft.

The property involved in the application is located at 20 Dell Street, is situated in the R-4 zoning district and is shown on Town tax assessment maps as Section 115.7, Block 2, Lot 35. All people are invited to attend the hearing and will be heard.

By Order of the Zoning Board of Appeals
Village of Sleepy Hollow