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, April 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 Caroline Hargreaves, requesting variances from Chapter 450 of the Village Zoning Code, to construct an open deck, 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 lot size	4,000 sq. ft
Existing lot size	3,840 sq. ft.
Minimum front yard set-back	20.0 ft.
Existing front yard set-back	13.1 ft.
Maximum building coverage permitted	25.0%
Existing building coverage	31.4%

2. Article VI, 450-40.E(2)(b).:Coverage and open space.
   Location of accessory uses in residential districts.

Minimum side yard set-back required	3.0 ft.
Existing side yard set-back	1.3 ft.
Minimum rear yard set-back required	3.0 ft.
Existing rear yard set-back	1.0 ft.
Maximum rear lot coverage permitted	30.0%
Existing rear lot coverage	35.5%

The property involved in the application is located at 73 New Broadway, is situated in the R-4 zoning district and is shown on Town tax assessment maps as Section 115.7, Block 3, Lot 28. All people are invited to attend the hearing and will be heard.

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