

Hasbrouck House
Blumel Road & Goshen Turnpike (Revised May 6, 2020)

List of Variances

1. Yard setbacks:
249-20(D)(1)
Min. frontage req'd.: 35 ft.
Proposed: 10'-0" setback
2. Playground in front yard:
249-20 (C) 4.c
Min. req'd. playground can be in front yard
Provided: 18 ft.
3. Expansion of undersized lot
249-20 (D)(1)
Req'd: 1.5 acres
Provided: 0.521 acre
4. Landscaping buffer against residential property:
249-100(C) 2.b.1
Req'd.: 20 ft. buffer
Provided: 10 ft. buffer
5. Landscaping at parking:
249-100(D) 1a
Req'd.: 10 ft.
Provided: 2 ft.
6. Expansion of building beyond 15%
249-32B
Required: Max. 15% of 2,317 sf = 347 sf
Provided: 677 sf addition – 29.2%