

# Town of Newburgh Code Compliance

OWNER INFORMATION *BUILT WITH OUT A PERMIT* YES

NAME: NELLA'S NEST NORTH CORP

ADDRESS: 1430 RTE 300 NEWBURGH NY 12550

**PROJECT INFORMATION:**

TYPE OF STRUCTURE: SIGNAGE

SBL: 60-3-24 ZONE: I / B

TOWN WATER: YES TOWN SEWER: NO

2275(B)-12

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
SIGNAGE	161 S.F.	468.5 S.F.		307.5 S.F.	191.0%
CENTER LINE UNION AVE	80'	40'		40'	50.0%
STREET LINE SETBACK	15'	9'		6'	40.0%
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY YES / NO  
 CORNER LOT - 185-17-A YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 YES / NO  
 FRONT YARD - 185-15-A YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1 YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 YES / NO

NOTES: **322 LF OF ROAD FRONTAGE / DIVIDED BY 1/2 = 161 SF ALLOWED**  
**SITE INSPECTION 10-16-2012 VERIFIED 468.5 SF**

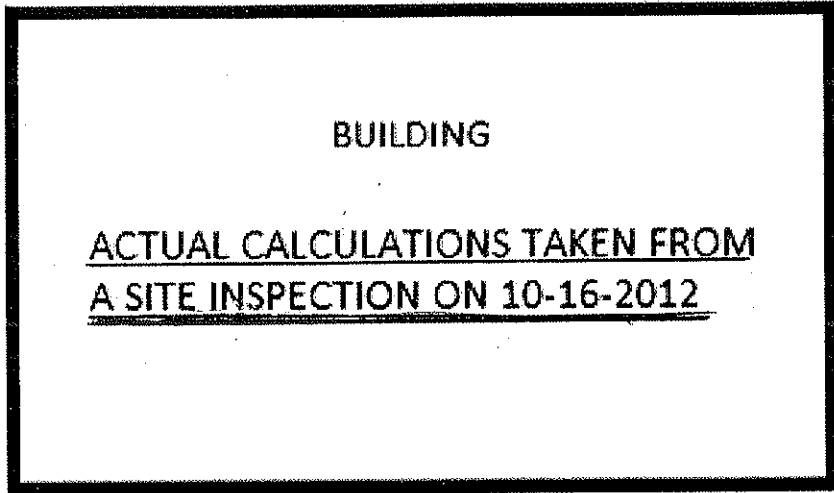
VARIANCE(S) REQUIRED: ← **Amount Observed ON 10-16-12**

- 1 185-14-B-1-C SIGNAGE ALLOWED IS 1/2 OF ROAD FRONTAGE
- 2 185-14-C-14-A NO STRUCTURES 80' CENTER LINE OF UNION AVE.
- 3 185-14-B-C MAY NOT BE CLOSER THEN 15' TO STREET LINE
- 4 \_\_\_\_\_

REVIEWED BY: JOSEPH MATTINA DATE: 16-Oct-12

3 X 3 NELLA  
WALL SIGN

9 S.F.



9 X 1.5 PHONE  
NUMBER

13.5 S.F.



322 L.F. OF ROAD FRONTAGE / DIVIDED BY 1/2 = 161 ALLOWABLE S.F.

ACTUAL SQUARE FOOTAGE = 468.5 SQUARE FEET

307.5 SQUARE FEET OVER ALLOWED = 191%

