

APPLICATION FORM FOR ZONING VARIANCE / INTERPRETATION

APPLICANT'S NAME: Rick Minicozzi Phone # 512 563 3617

ADDRESS: 6008 Hood Hollow Austin TX 78731

OWNER OF PROPERTY: HF Main Street Real Estate Incorporated

ADDRESS: 6008 Hood Hollow Austin TX 78731

TAX LOT NUMBER: Section 163 Block 14 Lot 7,8,9,10,11,11.2,12

TO THE TOWN OF HIGHLANDS CONSOLIDATED ZONING BOARD OF APPEALS:

Appeal is hereby taken and application made for: → See attached exhibit A

1. Variance from (or Interpretation of) Section 1 of the Village/Town Zoning Ordinance.
2. To permit construction or use of premises for the following:
Mixed use hotel consisting of commercial space, 79
hotel rooms, and internal parking garage
3. The property is in a _____ Zone under the Zoning Ordinance.
4. The property is situated on the West side of Main street and is zero feet from the intersection of Perry Ave + Drew Ave.
5. Has this property been before the Zoning Board of Appeals before? NO. If so, give details
WE did come before the ZBA back when this was
going to be a condominium but not as a pure hotel
6. Is this property within 500 feet of any other municipality, State or County Park, State or County Road or Stream or County owned land? Yes If so, give details +/- 450' from boundary
of town of Highlands (West Point) also within 500 ft
of state hwy (West Point Highway)
6. Any comments you wish to add in support of this application (attach additional sheet if necessary)?

8. If applicant is not the owner of the property, has the owner consented to this application?
Yes _____ No _____ N/A

STATE OF NEW YORK)
COUNTY OR ORANGE) ss:

I hereby depose and say that all of the above statements and statements made in support of this application annexed hereto are true.

Signature: _____
Applicant

Sworn to before me this 4 day of Feb, 2020

[Signature]
Notary Public

JUNE PATTERSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6146631
Qualified in Orange County
Commission Expires May 22, 2022

Town of Highlands Consolidated Zoning Board of Appeals (appendix A)

Applicant: HF Main Street Real Estate, Incorporated S B L

Address of subject property: Town of Highlands / Village of Highland Falls (please circle one)

PLEASE REFER TO EXHIBIT 'A' FOR COMPLETED FORM

Zone: <u>B-3</u>	Zoning Code Requirements	Existing Conditions	Proposed Construction	Variance Required
Lot Area (minimum square footage)				
Lot Area % of total lot area occupied by main & accessory buildings				
Building Height (max)				
Street Frontage				
Lot Width				
Front Yard set-back				
Side Yard set-back				
Total for both Side Yards (set-backs)				
Abutting Side Street or Corner Lot (set-backs)				
Rear Yard (set-back)				
Residential Floor Area				
Parking (number)				
Signage				
Other				
Change of Use? (indicate existing use and proposed use)	N/A			Yes or No (circle one)

NOTE: Please indicate the Zone of the subject property, the Zoning Code requirements for each category, the existing dimensions in applicable categories, the proposed

dimensions and the variance required in feet (except %, parking or use) in applicable categories. For use variances, list existing use and proposed use.

OWNER'S ENDORSEMENT

(complete and attach only to applications submitted by tenants, contractors, potential buyers or owner's representatives)

N/A

COUNTY OF ORANGE

SS:

STATE OF NEW YORK

_____ being duly sworn, deposes and says

that he/she resides at

(Owner's Address)

in the County of _____ and State of _____

and that he/she is (the owner in fee) or (_____ of the

(Official Title)

_____ Corporation which is the owner in fee)

of the premises described in the foregoing application and that he/she has authorized

_____ to make the foregoing application for project

(name of applicant)

approval as described herein.

Sworn before me this

_____ day of _____, 20_____

Notary Public

Owner's Signature