



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

11/22/21

TO:

PROPERTY OWNER: Martin & Rosie Foley

PROPERTY ADDRESS: 278 Glen Ave

SECTION/ BLOCK/ LOT: 21/165/87

APPLICATION NO: 12662

APPLICATION REC'D: 11/19/2021

ZONE: Residence A

DESCRIPTION: The applicant proposes to construct a new front stoop.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 138-408 Minimum setback requirements.

Every part of a principal building shall be set back from the front property line of the lot upon which it is situated at least 20 feet.

The applicant proposes to construct a new front stoop 13.2ft from the front property line where 20ft is the required minimum.

Shane Dommin

Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12662 APPLICATION DATE 11.19.2021 PERMIT # _____

PROPERTY ADDRESS: 278 Glen Ave. SECT 21 BLOCK 165 LOT 87

Owner: Rosie ^{MA} Martin Foley
Address: 278 Glen Ave City: Sea Cliff State: ny Zip: 11579
Phone: 516-759-0250 Cell: 516-835-2412 Email: rosehouse@optonline.net

Applicant: (if applicant is different from owner state relationship to owner)
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Architect: M. Busch feres
Address: 2 Finck way City: Sea Cliff State: NY Zip: 11579
Phone: — Cell: (516) 551-8670 Email: mbf@maxbusch.com

Contractor:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Plumber:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Electrician:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Other/Mechanical:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

A/C, Boiler, etc Model# _____
A/C, Boiler, etc Model# _____



PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

interior renovation.
Window & door replacement.
New front stoop.
replace existing decking & roofing.



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BUILDING PERMIT

Cost of Improvement: \$

Owner: Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: _____

Owner Signature: _____

Date: _____ Notary: _____

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

	FEES \$150 ZBA pd
Application Fee	\$ 75 pd
Permit Fees	
Building	_____
Plumbing	_____
Electrical	_____
Mechanical	_____
Certificate	_____
Other	_____
Total Permit Fees	\$ <input type="text"/>

REQUIRED CERTIFICATES

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____ Examined for approval on _____

New State Law Requires: Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

ROSIE & MARTIN FOLEY

APPLICATION

Village of Sea Cliff.
-----x

1. Name of applicant: MARTIN & ROSIE FOLEY
2. Applicant's address: 278 GLEN AVE

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 278 GLEN AVENUE, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 165, Lot(s) 87 on the Nassau County Land and Tax Map.
5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:
ROSEMARIE & MARTIN FOLEY

-
6. The property is located in the _____ zoning district of the Village of Sea Cliff.
7. The subject property is located on the ^WNORTH side of GLEN AVE (street).
8. The date on which the owner(s) acquired the property was 9.24.21.
9. The approximate dimensions of the property are 80 feet by 100 feet, and the total acreage of property is _____ acres.
10. The property is presently used for residences (2 family)
-
11. Are there existing buildings on the property? _____ of 2
12. Are there any outstanding village taxes on the property? no If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on _____
15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____
-
-
-

16. This is an application for:

_____ an appeal

a variance

_____ a special permit

_____ other (describe): _____

17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

THE EXISTING MAIN ENTRANCE ON THE SIDE OF THE HOUSE IS NOT PRACTICAL, PARTICULARLY WHEN TWO CARS ARE PARKED IN THE DRIVEWAY. THE RELOCATED FRONT ENTRANCE WILL BE EASIER TO FIND AND ENHANCE THE LOOK OF THE FRONT OF THE

18. Has any previous application been made to the Zoning Board of HOUSE,

Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? no If so, attach a description of each such

prior application, including the date the application was made, the date of the determination by the Zoning Board of

Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

THE PROPOSED FRONT STOOP ENCRDACHES OVER THE REQUIRED FRONT SETBACK

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? no

If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.

20. Are there any outstanding violation notices affecting the subject premises? no

21. Are there any pending court proceedings involving the subject premises? no

22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Rosemarie Foley

Signature of applicant: Rosemarie Foley

Title of signatory: owner

Date: 11-23-21

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.


Rosemani Foley

Print Name

Rosemani Foley

Signature

Sworn to before me this 23rd
day of November 2021.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

* Martin Foley being duly sworn, deposes and says that (s)he is the owner of the property known as * 278 GLEN AVE in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Martin Foley

Sworn to before me on this 23rd day of November 2021.

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Rosie Foley being duly sworn, deposes and says that (s)he is the owner of the property known as 278 Glen Ave in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Rosie Foley

Sworn to before me on this 23rd day of November 2021:

Jennifer Gerrity

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

In the Matter of the Application of

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

Rosie ~ Martin Foley

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Rosie Foley, being duly sworn, deposes and says:

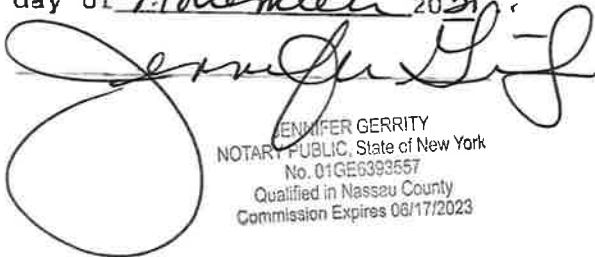
1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
-------------	----------------	-----------------	---------------------------

None

Rosie
Signature

Sworn to before me this 23rd
day of November 2021.


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023



Incorporated Village of Sea Cliff

Office of the Superintendent of Buildings

Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: Ron J. [Signature]

Date: 11.23.21

Interior & Exterior Renovation

278 Glen Avenue

Sea Cliff, NY 11579

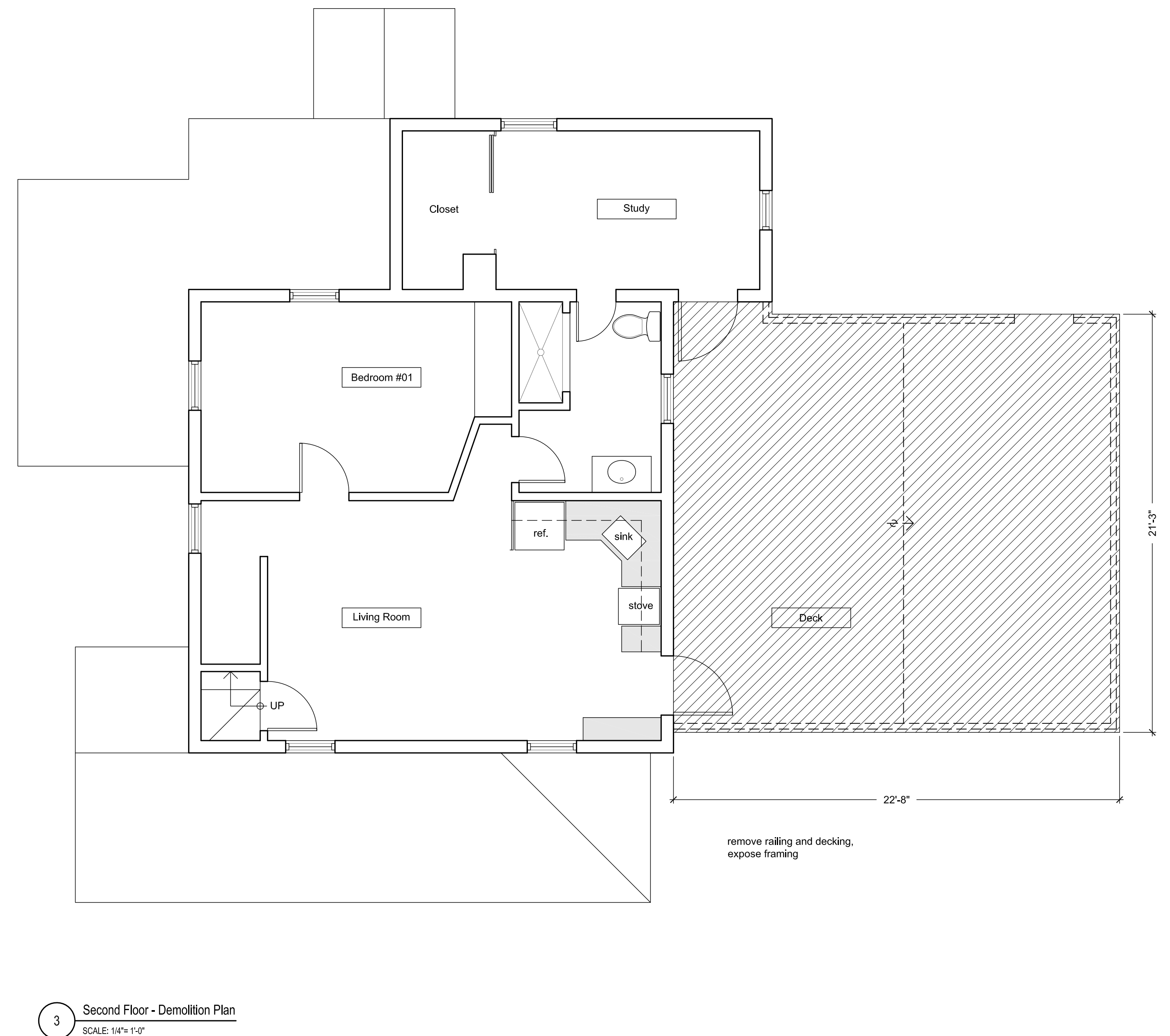
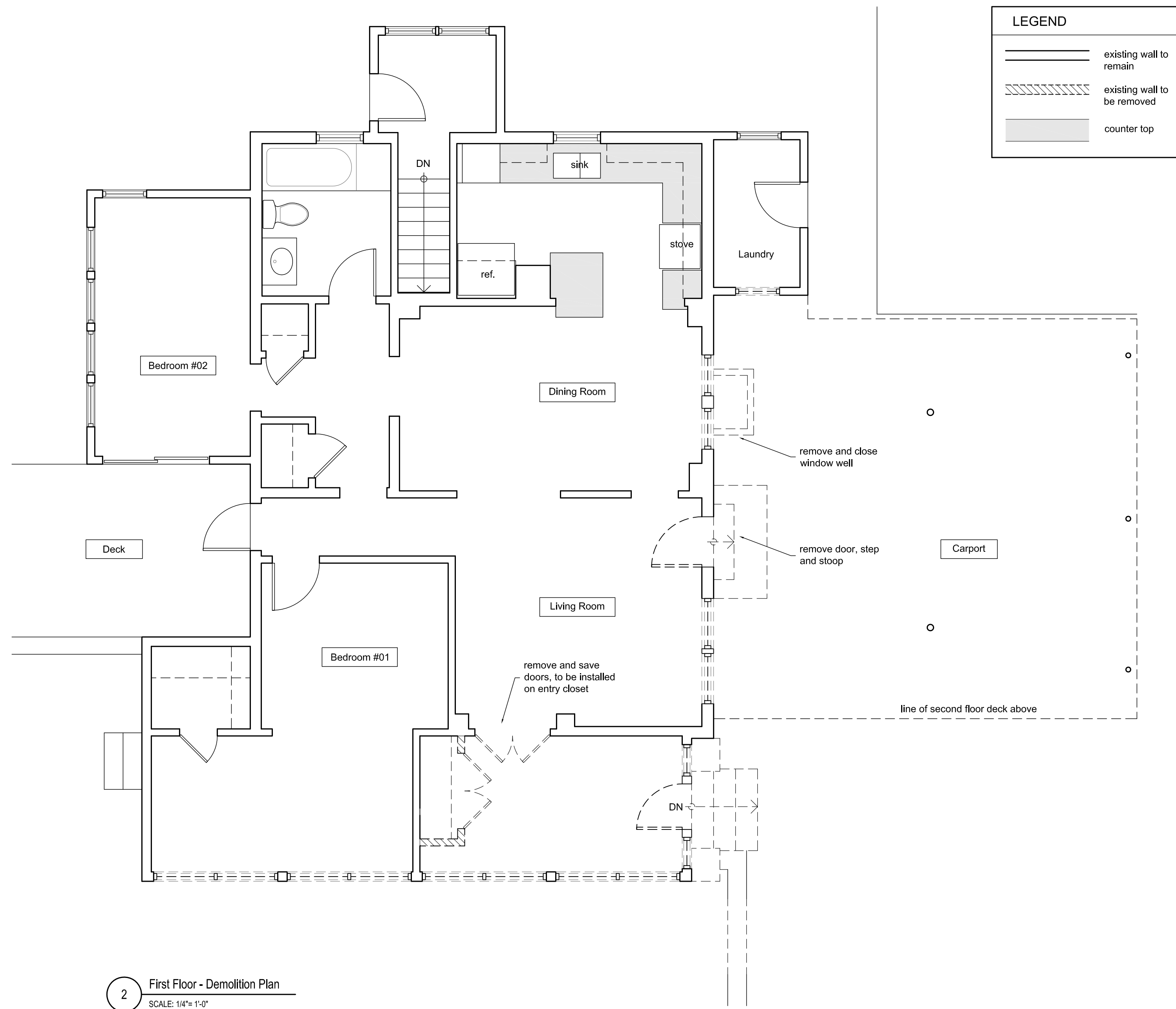
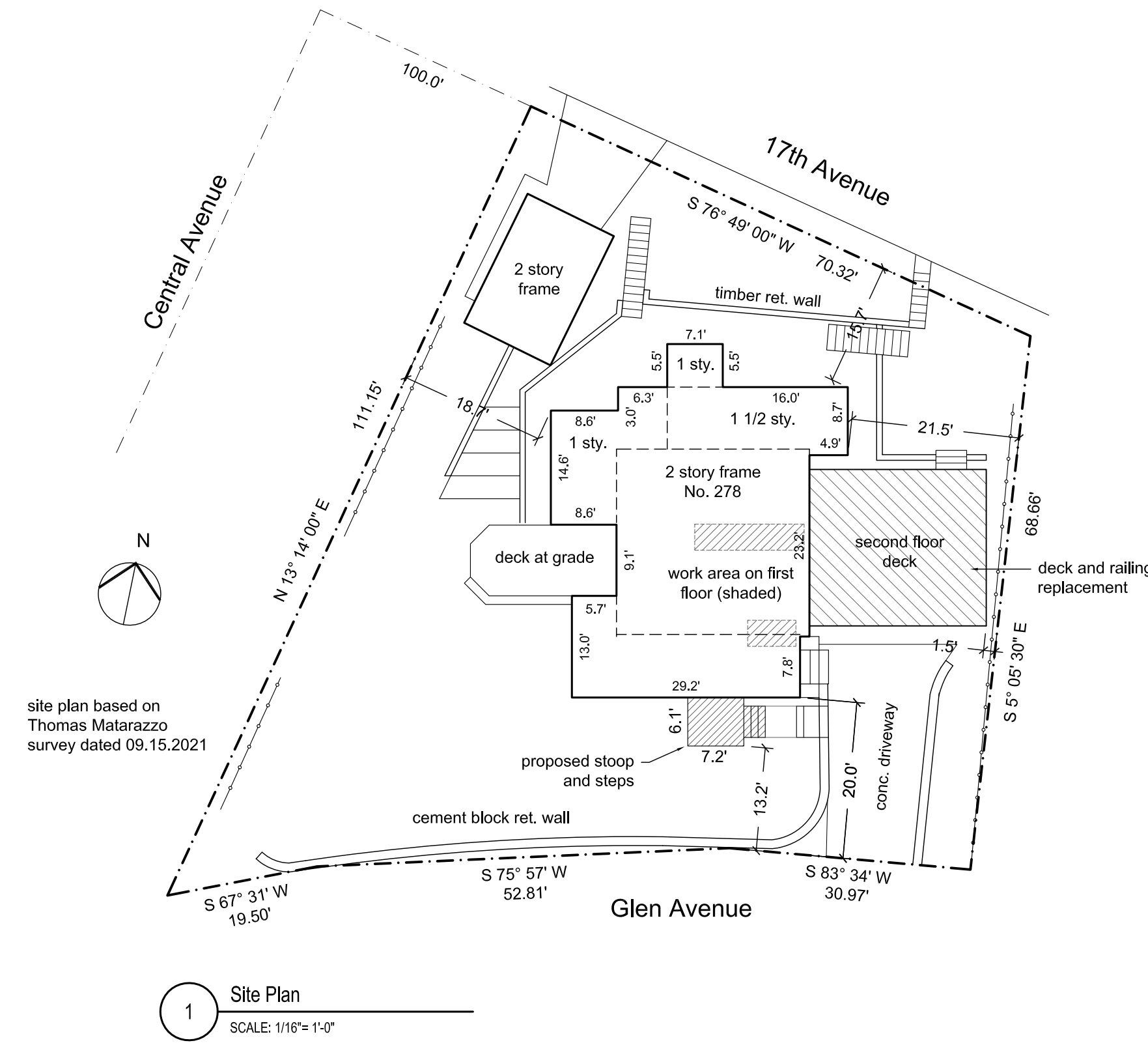
Project Scope of Work	List of Drawings
<ul style="list-style-type: none"> Interior Renovation Window & Door Replacement New Front Stoop Replace existing decking and railing 	A-01 Title, Site Plan & Demolition A-02 Foundation, Proposed Floor Plans, Window & Door Schedule A-03 Exterior Elevations

General Notes	Energy Statement
All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

Zoning Data:					
address	278 Glen Ave	section	21		
zone	Res-A	block	165		
use	single family residence	lot	87		
lot area	allowed	existing	proposed	total	comments
	7,500 SF	7,134 SF	-	7,134 SF	-
front yard 1	20 FT	20.0 FT	13.2 FT	13.2 FT	variance req'd.
front yard 2	20 FT	15.7 FT	-	15.7 FT	-
side yard 1	10 FT	1.5 FT	-	1.5 FT	-
side yard 2	10 FT	18.7 FT	-	18.7 FT	-

MBF
 2 Finch Way
 Sea Cliff, NY 11579
 (516) 551-8678
 mbf@maxbusch.com

M. BÜSCHFRERS
 Architect P.C.



REVISIONS

1.	10.20.2021	Issued for pricing
2.	10.30.2021	Issued for Building Permit - interior work
3.	11.16.2021	Issued for Building Permit - interior and exterior work

PROJECT:

278 Glen Ave,
 Sea Cliff, NY 11579

STAMP

DRAWING TITLE:
 Site Plan & Demolition

JOB NO.
 2143

SCALE
 AS NOTED

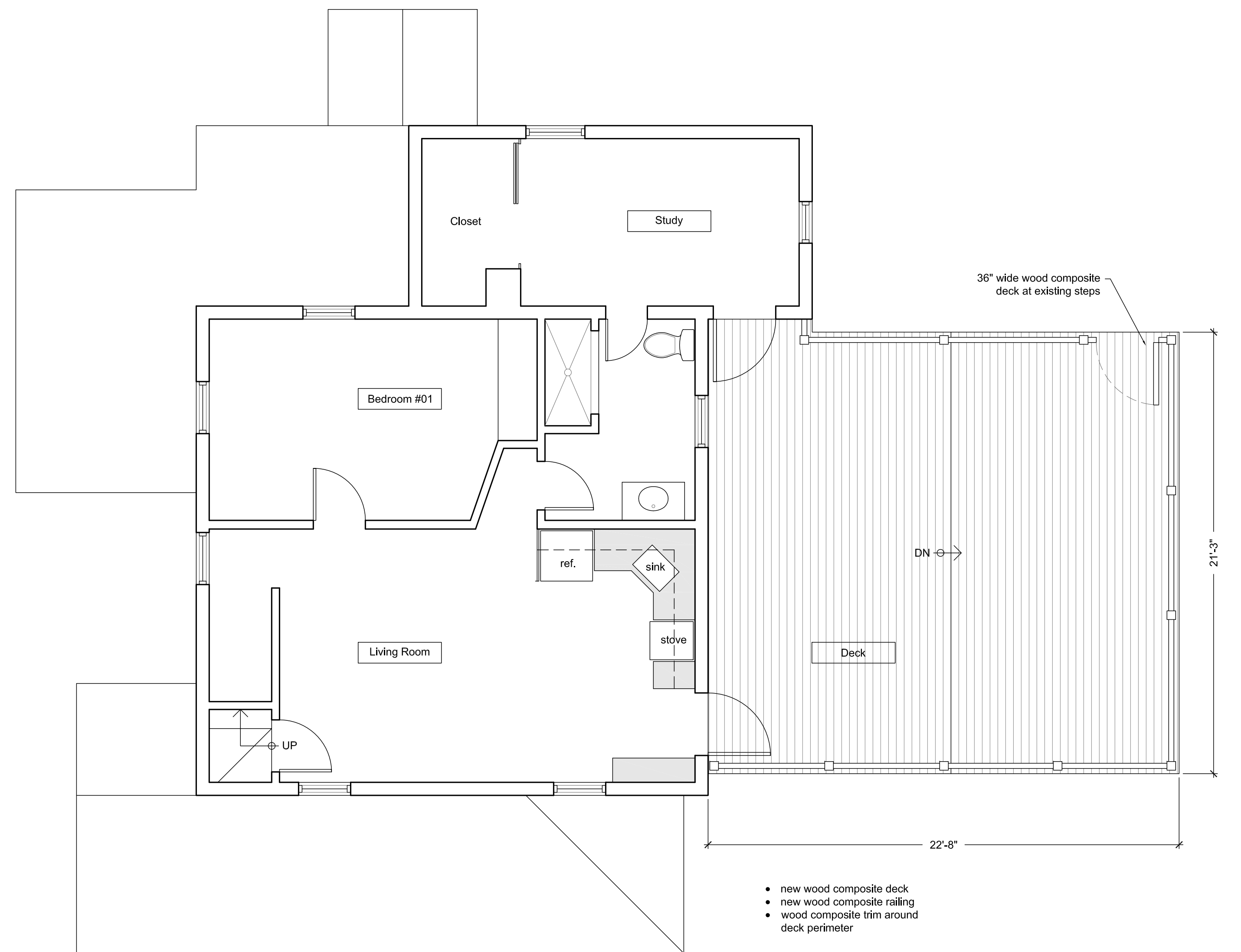
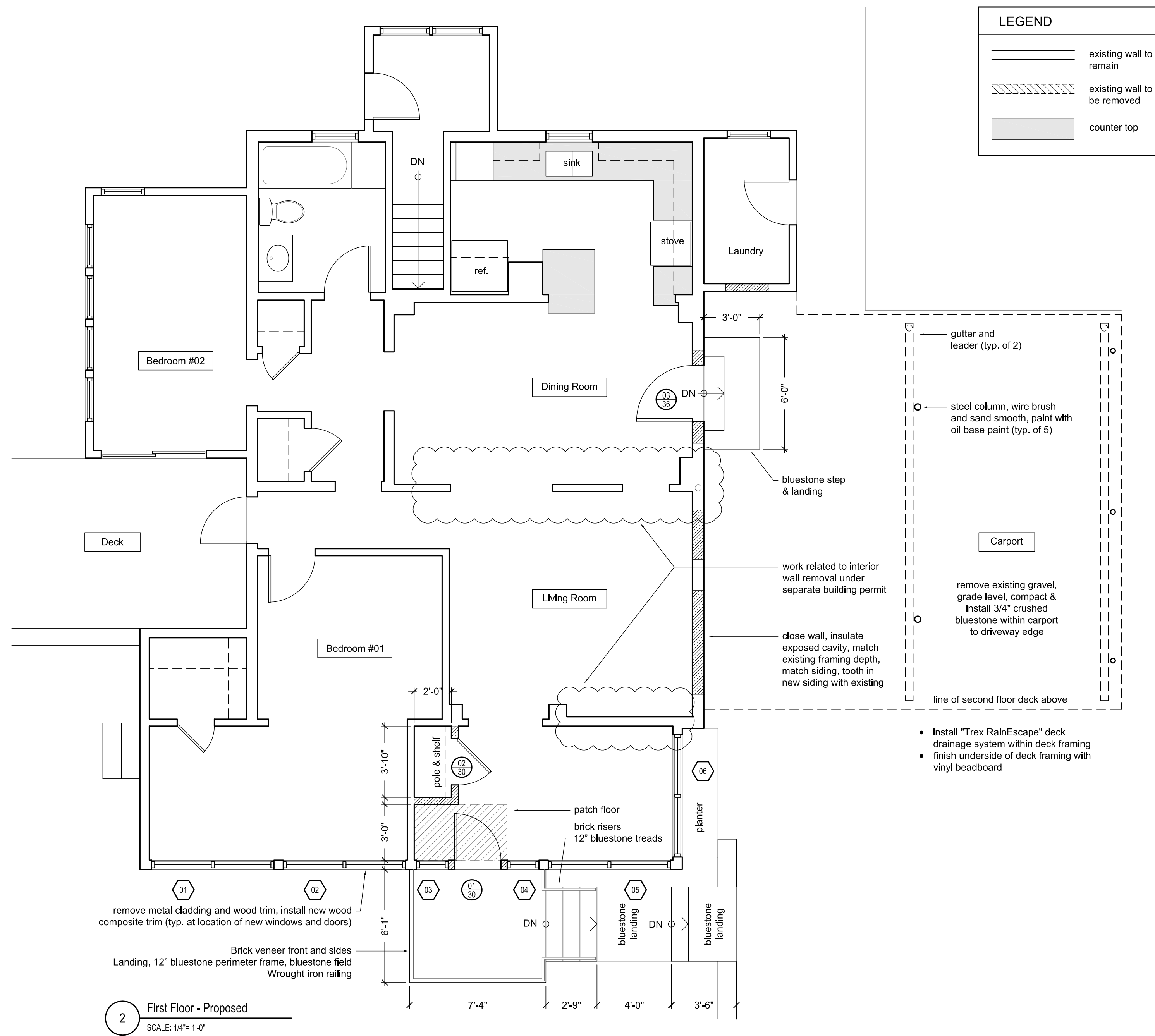
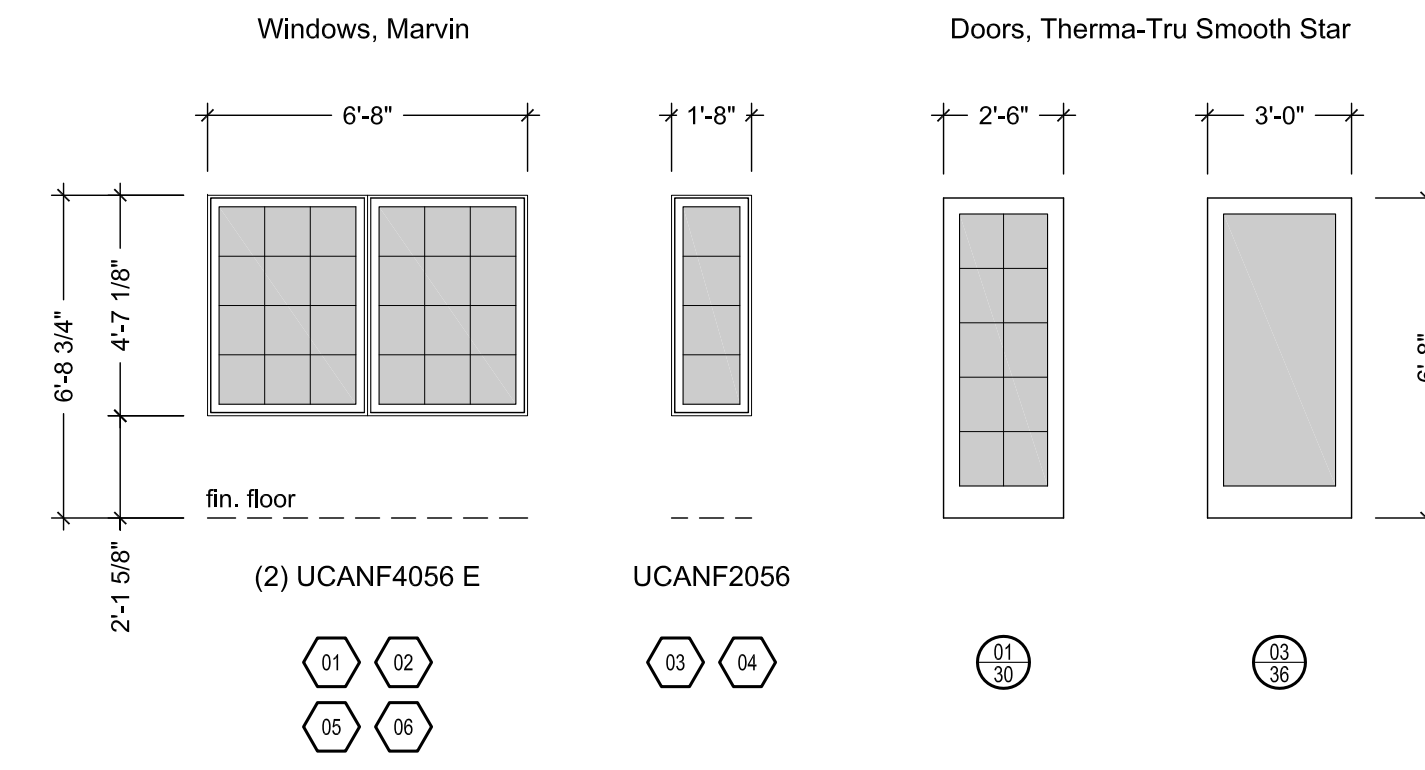
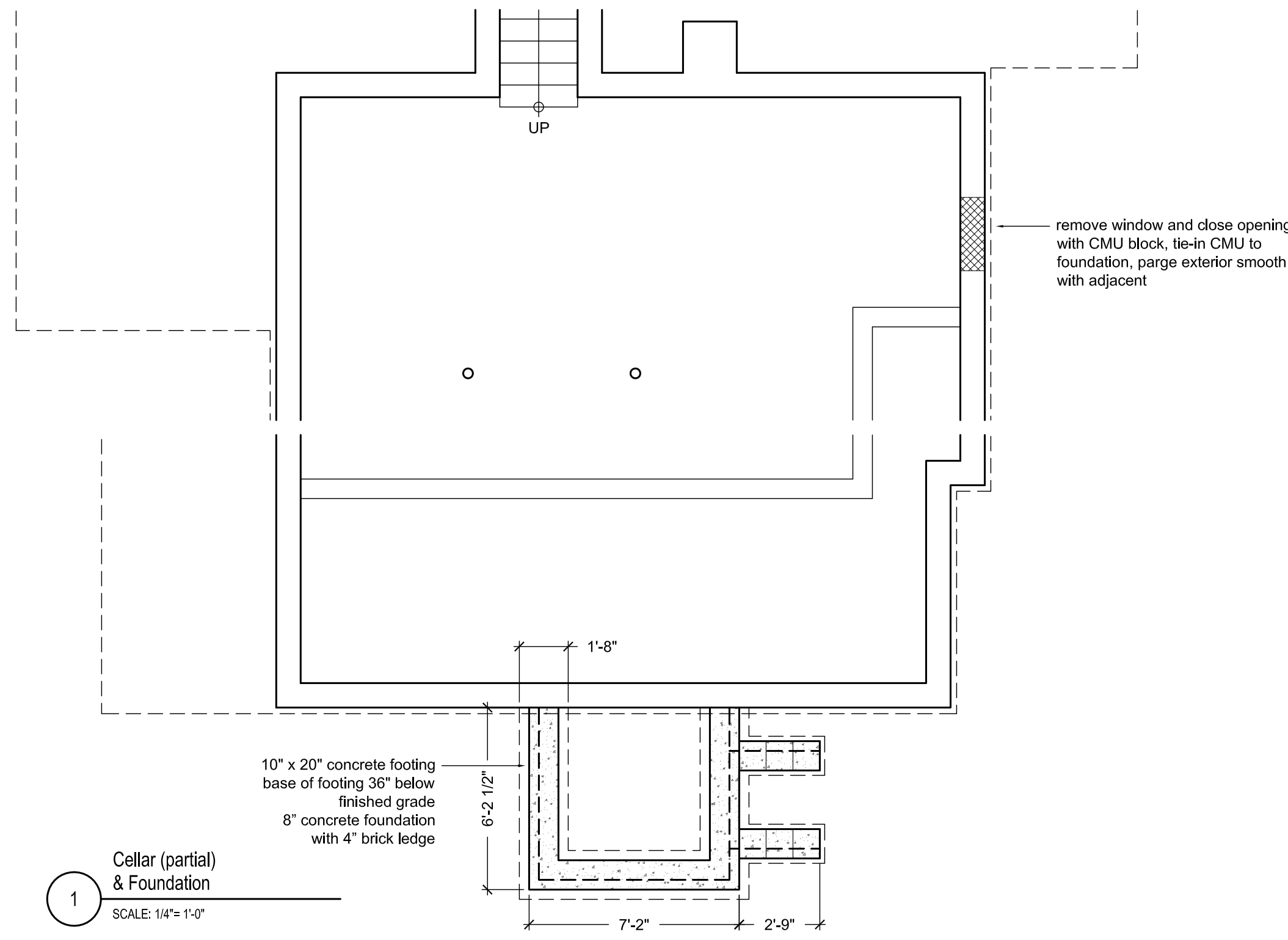
DRAWN BY
 MB

CHECKED
 MB

APPROVED
 MB

SHEET No.

A-01



REVISIONS
1. 10.20.2021 Issued for pricing
2. 10.30.2021 Issued for Building Permit - interior work
3. 11.16.2021 Issued for Building Permit - interior and exterior work

PROJECT:
278 Glen Ave,
Sea Cliff, NY 11579

DRAWING TITLE:
Foundation, Proposed Floor Plans,
Window & Door Schedule

SCALE AS NOTED
JOB NO. 2143
DRAWN BY MB
CHECKED MB
APPROVED MB

SHEET No.

A-02



1 Front Elevation
SCALE: 1/4" = 1'-0"



2 Side Elevation
SCALE: 1/4" = 1'-0"

Issued for pricing
Issued for Building Permit - interior work
Issued for Building Permit - interior and exterior work

REVISIONS

1.	10.20.2021	
2.	10.30.2021	
3.	11.16.2021	

PROJECT:
278 Glen Ave.
Sea Cliff, NY 11579

STAMP

DRAWING TITLE:
Exterior Elevations

SCALE
AS NOTED

DRAWN BY
MB

CHECKED
MB

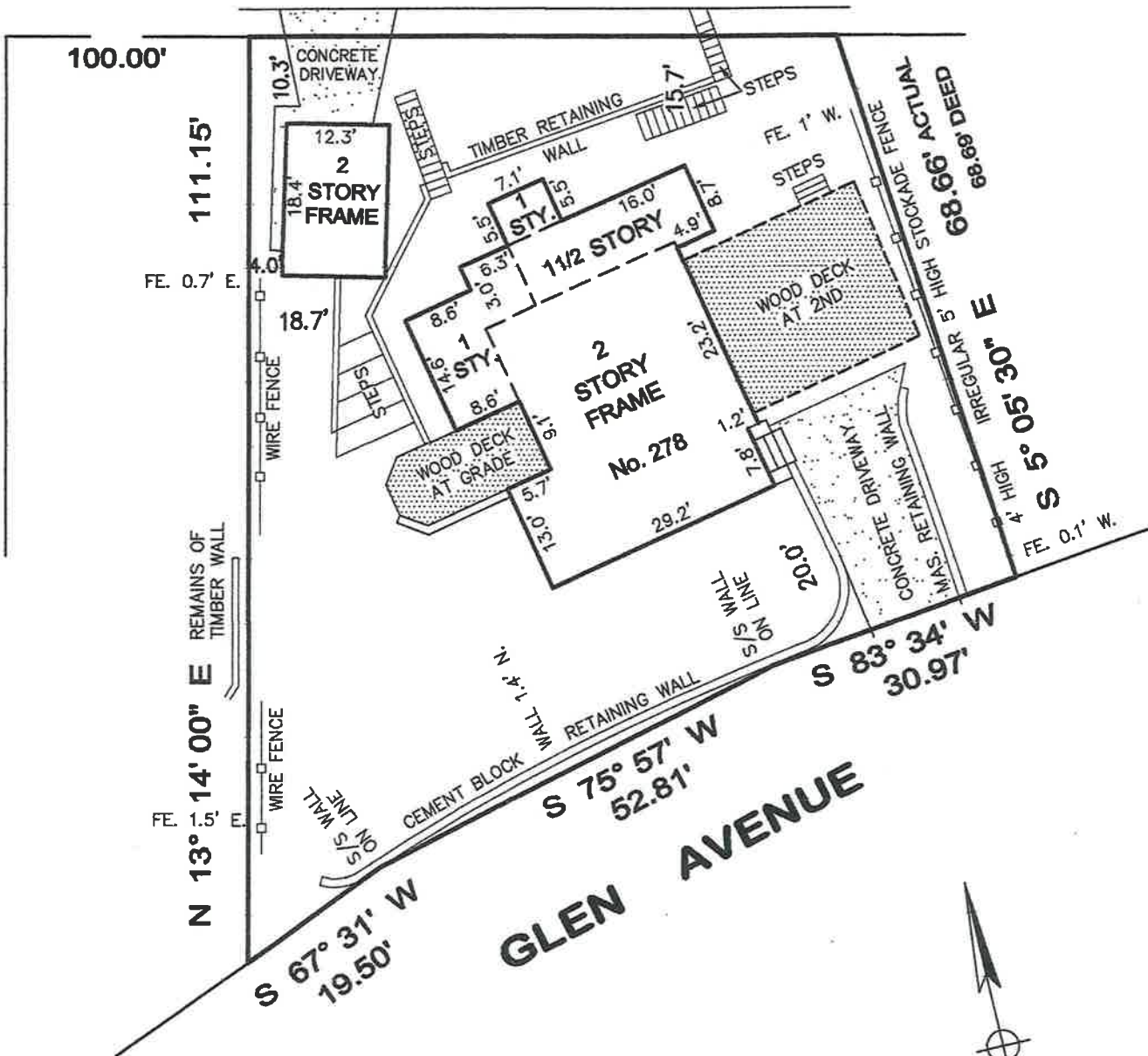
APPROVED
MB

SHEET No.

17 TH AVENUE

S 76° 49' 00" E 70.32'

CENTRAL AVENUE



ISSUING OF A NEW TITLE POLICY OR REDATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT BENEFIT OF AN UPDATE OF THIS SURVEY BY THOMAS MATARAZZO, LAND SURVEYOR SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SCALE: 1" = 20' © 2021

SURVEY OF: DESCRIBED PROPERTY

FILED MAP:

LOCATED AT: SEA CLIFF, TOWN OF OYSTER BAY
NASSAU COUNTY, NEW YORK

TAX DESIG.: SECTION 21; BLK 165; LOT 87

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITION TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED

THOMAS MATARAZZO
LAND SURVEYOR 631-472-0968
 32 SEQUOIA WAY, HOLBROOK, NY 11741
 email: TomTheSurveyor@gmail.com

CERTIFIED TO:

PARAGON ABSTRACT, INC.
 MARTIN FOLEY
 ROSEMARIE FOLEY
 WESTCOR LAND TITLE INSURANCE COMPANY

TITLE NO.: PARA-54114
 DATE: SEPTEMBER 15, 2021



BEAUDIN III HENRY A
OR CURRENT OWMER ✓
285 GLEN AVE
SEA CLIFF, NEW YORK 11579

~~FRANCIPANE DANIELLE
OR CURRENT OWMER
279 GLEN AVE
SEA CLIFF, NEW YORK 11579~~

~~TANDY K O'MALLEY & GEORGE
OR CURRENT OWMER ✓
115 CENTRAL AVE
SEA CLIFF, NEW YORK 11579~~

Foley -

278 Glen Ave

DIGENNARO JOHN & OWEN DEBRA
OR CURRENT OWMER ✓
291 GLEN AVE
SEA CLIFF, NEW YORK 11579

POWELL INES L
OR CURRENT OWMER ✓
124 CENTRAL AVE
SEA CLIFF, NEW YORK 11579

mailed

KUCHARSKI TADEUSZ & ANNA
OR CURRENT OWMER ✓
277 GLEN AVE
SEA CLIFF, NEW YORK 11579

12/18/21
(2)

SNYDER WILL H
OR CURRENT OWMER ✓
8 17TH AVE
SEA CLIFF, NEW YORK 11579

~~MARTIN ANDRES & MELISSA
OR CURRENT OWMER
299 GLEN AVE
SEA CLIFF, NEW YORK 11579~~

DAWSON JOHN H & IRENE
OR CURRENT OWMER ✓
119 CENTRAL AVE
SEA CLIFF, NEW YORK 11579

HERT J GORDON & ROBERT
OR CURRENT OWMER ✓
272 GLEN AVE
SEA CLIFF, NEW YORK 11579

LOGUEN BARBARA
OR CURRENT OWMER ✓
108 CENTRAL AVE
SEA CLIFF, NEW YORK 11579

MARTIN ANDRES
OR CURRENT OWMER ✓
~~1696 ADAMS ST~~ 299 Glen Ave
SEA CLIFF, NEW YORK 11579

RICHARD NASHON
OR CURRENT OWMER ✓
10 ELM PL
SEA CLIFF, NEW YORK 11579

KENNEY IRENE & ROBERT A
OR CURRENT OWMER ✓
18 17TH AVE
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
CENTRAL & GLEN
SEA CLIFF, NEW YORK 11579~~



Sea Cliff Public Notification App

with Web AppBuilder for ArcGIS



Para 54114

THIS INDENTURE, made the 24th day of September, Two Thousand and Twenty-One

BETWEEN

Danielle Roberts f/k/a Danielle Frangipane, residing at 105 Harbor Drive, Apt. 139, Stamford, CT 06902,

party of the first part, and

husband and wife

Martin Foley and Rosemarie Foley, residing at 8 Circle Way, Sea Cliff, NY 11579, as Tenants by the Entirety,

(M)

party of the second part,

WITNESSETH, that the party of the first part in consideration of Ten (10) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

21
165
87

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as Lot No. 987 and parts of Lot Nos. 543, 544 and 974 on a certain map entitled, "Design Map of Sea Cliff Grove, Glen Cove, LI, Sea Cliff Grove and Metropolitan Camp Ground Association of New York and Brooklyn, Jas. Ha. Peary, 12/8/1871", filed in Nassau County as Map No. 991, Case No. 1080, bounded and described as follows:

See Schedule "A" annexed hereto.

Being and intended to be the same premises conveyed to party of the first part by deed dated November 23, 2016, and recorded in the Office of the Clerk of Nassau County on December 7, 2016 in Liber 13446 Page 485.

Said premises is more commonly known and designated by the street address 278 Glen Avenue, Sea Cliff, New York 11579

TOGETHER with all right and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party if the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above-written.

IN PRESENCE OF:

Danielle Roberts f/k/a Danielle Frangipane
Danielle Roberts f/k/a Danielle Frangipane

SCHEDULE A DESCRIPTION

AMENDED AS OF 9/17/2021:

ALL that certain plot piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known and designated as Lot No. 987 and parts of Lot Nos. 543, 544 and 974 on a certain map entitled, "Design Map of Sea Cliff Grove, Glen Cove, LI, Sea Cliff Grove and Metropolitan Camp Ground Association of New York and Brooklyn, Jas. Ha. Peary, 12/8/1871", filed in the Office of the Queens County Clerk on 8/31/1880 as Map No. 436 filed in Nassau County as Map No. 991, Case No. 1080, bounded and described as follows:

BEGINNING at a point on the southerly side of 17th Avenue distant 100 feet easterly from the corner formed by the intersection of the southerly side of 17th Avenue with the easterly side of Central Avenue;

RUNNING THENCE South 76 degrees 49 minutes East along the southerly side of 17th Avenue, 70.32 feet;

THENCE South 5 degrees 5 minutes 30 seconds East along land now or formerly of Phebe Ann Underhill, 68.69 feet (deed), 68.66 feet (survey) to the northerly side of Glen Avenue;

THENCE along the northerly side of Glen Avenue, the following three courses and distances:

South 83 degrees 34 minutes West, 30.97 feet;

South 75 degrees 57 minutes West, 52.81 feet;

South 67 degrees 31 minutes West, 19.50 feet;

THENCE North 13 degrees 14 minutes East along the easterly line of Lot Nos. 973 and 986, as shown on the above mentioned map, 111.15 feet (deed), 111.18 feet (tax map) to the southerly side of 17th Avenue, at the point or place of BEGINNING.