



Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala County Clerk

755467
27-DECL. CONT. WAIVER
GRANTOR
03-STRCHARGE
45-EDUCATION
47-NYSCEA

ACS-00000000665-000000000877341-003

DATE-10/10/2019
TIME-13:25:13

Recording and Endorsement cover Page

Document Type: DECLARATION
Document Page Count: 3

PRESENTER:
WILLY C. YUIN ARCHITECT PLLC
410 ST. MARKS PLACE
STATEN ISLAND, NY 10301

WINIARZ MIRIAM
16.00
1.00
4.75
14.25

RETURN TO:
WILLY C. YUIN ARCHITECT PLLC
410 ST. MARKS PLACE
STATEN ISLAND, NY 10301

PROPERTY DATA # OF BLOCKS 1 # OF LOTS 1

Block Lot Unit
783 13 Entire Lot

Single family use Declaration

PARTIES

GRANTOR
MIRIAM WINIARZ
199 ARDMORE AVENUE
STATEN ISLAND, NY 10314

GRANTEE
MIRIAM WINIARZ
199 ARDMORE AVENUE
STATEN ISLAND, NY 10314

PAYMENT DETAIL

Make Checks Payable to:
Richmond County Clerk

36.00 Recording Fees

Total Payments For This Document: 36.00

Doc # 755467

DEPT. BLDGS. 520384183 Job Number

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OCT 10 2019

EXAM DATE

DATE-10/10/2019
TIME-13:25:13
USER: KCASAGRANT

RICHMOND COUNTY CLERK
HON. STEPHEN J. FIALA
COMMISSIONER

WILLY C. YUIN ARCHITECT PLLC
410 ST. MARKS PLACE
STATEN ISLAND NY 10301

DOC. NUMBER	TYPE	REMARKS	AMOUNT
755467	27-DECL. CONT. WAIVER	WINIARZ MIRIAM	16.00
03-STRCHARGE			1.00
45-EDUCATION			4.75
47-NYSCEA			14.25
TOTAL FOR 755467			36.00
TOTAL ALL DOCUMENTS			36.00
CASH:			36.00
TOTAL COLLECTED THANK YOU & HAVE A NICE DAY STEPHEN J. FIALA			36.00

SINGLE FAMILY USE DECLARATION

DECLARATION, made this 10 day of October 2019 by Miriam Winiarz , acting as the owner of 199 Ardmore Avenue Staten Island, N.Y. 10314 hereinafter referred to as the " Declarant ".

WHEREAS, the declarant is the fee owner of certain land in the City of New York, Borough of Staten Island, designated as Tax Lot # 13 in Block # 783 on the Tax Map of the City of New York, more particularly described by metes & bounds description on Schedule A annexed hereto and by this reference made a part hereof (here-in after referred as " Parcel A ") and

WHEREAS, Parcel A, located at 199 Ardmore Avenue. , Borough of Staten Island, is currently zoned for single family residential use; and

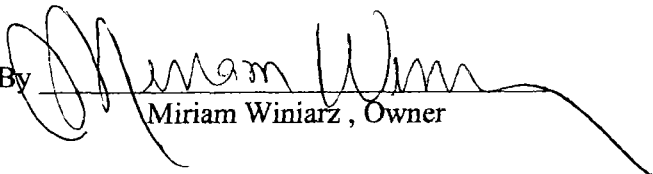
WHEREAS, the Declarant has petitioned the New York City Department of Buildings (" the Department ") to issue work permit for an alteration application to this one family residence on Parcel A.

NOW, therefore, Declarant declares, as follows :

1. Declarant, its respective heirs, legal representatives, successors, assigns, and transferees will use , sell transfer and represent the building on Parcel A for single family dwelling as defined in the Zoning Resolution of the City of New York.
2. The Declarant states that a new bathroom with shower stall located in the cellar shall be used solely in connection with the one family dwelling unit above and the cellar shall not be used for living and sleeping purposes and shall not be used as a separate dwelling unit at any time.
3. This Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
4. This Declaration may not be modified, amended or terminated without the prior written consent of the Department.
5. The covenants set forth herein shall run with the land and be binding upon and inure to the benefits of the parties hereto and their respective heirs, legal representatives, successors, assigns, and transferees.
6. Failure to comply with the terms of this declaration may result in the revocation of Alteration Application and the Building Permit.

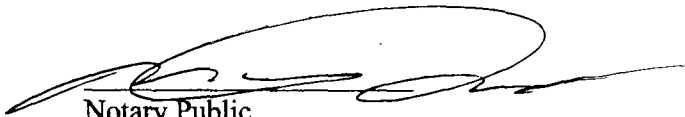
7. Declarant will record this Declaration in the Office of the County Clerk, County of Richmond, prior to the approval of the application for Parcel A and the document number will hereafter be reflected on the application form.

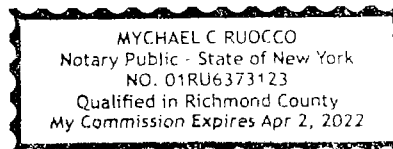
IN WITNESS WHEREOF, Declarant has made and executed the foregoing Restrictive Declaration as of the date herein above written.

By 
Miriam Winiarz, Owner

State of New York)
) ss. :
County of Richmond)

On the 10 day of October 2019 before me personally came Miriam Winiarz to me known who, being by me duly sworn, did depose and say that she resides at 199 Ardmore Avenue, Staten Island, N.Y. 10314 and that she is the owner of the said premises and which has executed the foregoing instrument.


Notary Public



SCHEDULE " A " (Description)

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situated, lying and being in the Borough and County of Richmond, City & State of New York, bounded and described as follows :

Beginning at a point on the East side of Ardmore Avenue distant 112 ft. North from the corner formed by the intersection of Westwood Ave and Ardmore Avenue running thence East 100 ft.; North 28 ft.; West 100 ft.; South 28 ft. to the point of beginning.

That the said premises are known as and by the street address, block and lot number

Hse. # 199 Ardmore Avenue, Staten Island N.Y. 10314
Block # 783 Lot # 13