



November 8, 2021

Chairman and Members of the Zoning Board of Appeals
Village of Ardsley
507 Ashford Avenue
Ardsley, NY 10502

RE: Cover Letter

Gallante Residence – Addition/Renovation
38 Heatherdell Road, Ardsley, NY 10502
SBL: 6.50/20/3 & 15, Zoning District: R-3
Ref. No.: 1996

Dear Chairman and Members of the Z.B.A.:

The proposed 542 SF addition and renovation to the existing single-family home is located at the rear of the house. The addition will align with the existing side walls and will include a footprint expansion. The location of the existing structure is 4.1' from one side yard and 8.57' from the other side yard. We propose to align the new addition with the existing, therefore requiring side yard variances. As shown on the attached Zoning Analysis, 15.0' is required, 4.51' and 8.57' are existing and also proposed, therefore a 10.49' and 6.43' variances are requested.

TEST FOR AREA VARIANCE

- (a) The proposed addition to the single-family residence will not create an undesirable change to the neighborhood. The proposed additions are at the rear and side of the existing house. The rear addition will not be visible from the street. The side addition will be over an existing single-story space and will help balance the building as seen from the street. The additions will not increase the existing non conformities of the setbacks. Also, the additions will not increase the height of the existing house. The finishes will be similar to other houses in the neighborhood through the use of new building materials.
- (b) Several options were studied throughout the design process. The option being proposed minimizes the scale of the project, minimizes disturbance, fits in with the surrounding conditions and is the preferred solution. The work compliments the existing house (height/width/etc) and is identical to the existing style of the house and other nearby houses. The addition will enhance the house significantly.
- (c) The variance requests are not substantial. As mentioned above, we are not increasing the existing non conformities and are aligning the rear addition with the existing side wall of the house. The side addition at the second floor will be built over an existing single story space and again will align with the existing building below. As a sense of balance and scale, the proposed dwelling does not exceed other bulk regulations, thus suggests it is an appropriate size for the property and the neighborhood.
- (d) The proposed variance will not have negative adverse physical or environmental effects or impacts to the property, neighborhood or community. An existing deck is being removed which will house the proposed addition and a smaller deck is proposed, thus minimizing the overall impervious surface area. The site currently has good drainage and we do not anticipate any changes. A stormwater management system will be provided as required by the village.
- (e) As mentioned above, the alleged difficulties are both products of the existing property and are self-created. Alternate options were studied in detail and the proposed option, in our opinion, will successfully conform with the surrounding area.

If you have any questions, please call me at 914-747-3500 (o) or 914-714-5607 (c). Thank You.

Very truly yours,
DIMOVSKI ARCHITECTURE PLLC

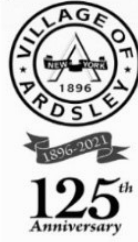
Steve Dimovski

Steve Dimovski
Associate

Village of Ardsley

Mayor
NANCY KABOOLIAN

Trustees
ANDY DIJUSTO, Deputy Mayor
JOANN D'EMILIO
STEVEN EDELSTEIN
CRAIG WEITZ



507 Ashford Avenue
Ardsley, New York 10502
(914) 693-1550
Fax (914) 693-3706
www.ardsleyvillage.com

Interim Village Manager
CHARLENE INDELICATO

Village Treasurer
LESLIE TILLOTSON

Village Clerk
ANN MARIE ROCCO

October 25, 2021

Shea & Jennifer Gallante
39 Heatherdell Road
Ardsley, New York 10502

RE: 39 Heatherdell Road, Property ID #6.50-20-3

Dear Mr. & Mrs. Gallante,

I am in receipt of your building permit application #2021-121 dated October 1, 2021 to construct a single story addition and a two story addition on the existing legal non-conforming one family dwelling which is located on the above referenced property.

Section 200-26B of the Code of the Village of Ardsley requires the width of side yards in the R-3 Residential District to be a minimum of 15 feet. The existing side yard width on the west side is 8.57 feet to the existing house, and the proposed side yard width on the west side is 8.57 feet to the proposed second story addition. The existing side yard width on the east side is 4.51 feet to the existing house, and the proposed side yard width on the east side is 4.51 feet to the proposed two-story addition.

Therefore, I must deny you application for this project. You may contact the Zoning Board Secretary if you would like to appeal this decision before the Zoning Board of Appeals.

Yours truly,

Larry J. Tomasso
Building Inspector

Cc: Zoning Board Secretary
Dimovski Architecture



38 Heatherdell Road – Areas of Proposed Construction



38 Heatherdell Road – Area of Proposed Construction



38 Heatherdell Road



36 Heatherdell Road



42 Heatherdell Road