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# dimovskiarchitecture

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 selfcreated. 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 Dimouski

Steve Dimovski Associate

## VILLAGE OF ARDSLEY BOARD OF APPEALS VILLAGE HALL, ARDSLEY, NEW YORK

# Appeal or Application for Variance

Owner	Shea Gallante	Address	38 Heatherdell Roa	d, Ardsley, NY 10502						
Owner'	s Representative Dimovski Architecture PLI	<u>C</u> Address	59 Kensico Road, T	hornwood, NY 10594						
	E BOARD OF APPEALS: Appeal is here nents of	by taken or a	oplication is made fo	r a variance from the						
Section <u>200</u> Subdivision <u>26B</u> of the Zoning Ordinance of the Village of Ardsley to <u>construct a single</u> story addition and a two story addition on the existing legal nonconforming one family dwelling. Section 200-26B of the Code of the Village or 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 variances are being requested.										
This appeal or application is made under authority of Section <u>200</u> Subdivision <u>26B</u> of										
Village of Ardsley Code.										
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PREMISES AFFECTED are known as No. 38 Heatherdell Road and designated as										
Section <u>6.50</u> Block <u>20</u> Lot <u>3 &amp; 15</u> on the tax maps of the Village of ARDSLEY.										
Description of Existing/Proposed Building or Premises										
(1) Typ	e of Zoned District <b>R-3</b>	(2) Area of L	ot9,	500 SF						
(3) Mea	n width of lot 50'	(4) Length of	Street line frontage	50'						
(5) Size	of Building <u>1,285 SF</u>									
	No. of Stories 2 Height	29'	Feet6"							
(б) Тур	e of occupancy Single Family Residence	(7) Date of E	ection	1930						
(8) Cha	racter of construction	Х								
	Fireproo	f	Ordinary	Frame						

(9) Has any application or appeal been previously filed affecting these premises? NO Date filed \_\_\_\_\_

Attached hereto and made a part of this application are the following:

- (a) COPY OF DECISION OR ORDER OF THE BUILDING INSPECTOR on which appeal is based. (Required only in connection with appeals)
- (b) FULL AND COMPLETE STATEMENT of the grounds on which appeal or application is based.
- (c) A SET OF DRAWINGS, including:

Plot plan showing location on lot of all buildings. Ground and typical floor plans of building with all necessary measurements. Elevation drawings with heights marked thereon. Where buildings are not directly involved, plans or drawing showing all the data pertaining directly to the application or appeal.

(d) Certified affidavit of compliance with Section 200-98 of the Ardsley Zoning Code.

NOTE: Items a, b, c, d above may be omitted when appeal involved a renewal of a temporary permit. A copy of the Rules and Regulations of the Board of Appeals should be obtained and read carefully. File all papers with Clerk of Board of Appeals.

#### **Time Frame For Variances**

(A) A variance shall expire twelve (12) months after approval by the Board if construction of the structure for which such variance was granted has not begun in accordance with the plans permitted by such variance. Reapplication for a building permit must be made to the Building Inspector.

(B) A variance shall expire twelve (12) months after approval by the Board if the change in use for which such variance was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.

(C) The special variance, use, exception, or permit shall expire twelve (12) months after approval by the Board if construction of the structure for which such special variance, use, exception, or permit was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.

(D) The special variance use, exception, or permit shall expire twelve (12) months after approval by the Board if the change of use for which such special variance, use, exception, or permit was granted has not taken place. Reapplication for a building permit must be made to the Building Inspector.

Signature of Owner

### Affidavit of Application

State of New York, County of Westchester ss.: Shea Gallante being duly sworn,

deposes and says that	he resides at _	38 Heat	herdell Road	in	Ardsley	
in the County of	Westch	lester	, in the State of		New York	
that he is the owner in	n fee of all that	certain lot, p	iece or parcel of land	situated.	lving and being in the Village of	

ARDSLEY aforesaid and known and designated as Section 6.50 Block 20 Lot 3 & 15 and that the statements of fact contained in said application are true.

Sworn to before me this 22 day of

(notary public)

Signature of Owner

MEGHAN KIMBERLY MELLINA NOTARY PUBLIC-STATE OF NEW YORK No. 01ME6412645 Qualified in Rockland County My Commission Expires 01-04-2025

# **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

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 or 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 Interim Village Manager CHARLENE INDELICATO

> Village Treasurer LESLIE TILLOTSON

Village Clerk ANN MARIE ROCCO



38 Heatherdell Road – Areas of Proposed Construction



38 Heatherdell Road – Area of Proposed Construction





36 Heatherdell Road

