

**David Fink and Jessica C. Perez**  
**34 Lincoln Avenue**  
**Ardsley, New York 10502**  
**(845) 781-0938**

**NOTICE OF MEETING**

January 14, 2022

BY CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Re: 34 Lincoln Avenue  
Public Hearing-Jan. 26, 2022

Neighbor/Property Owner:

This is to advise you of a meeting of the Ardsley Zoning Board of Appeals, scheduled to take place at 8:00 p.m., Wednesday, January 26, 2022. During the meeting, a public hearing will be held on our variance application, for proposed legalization of the terrace and wall constructed on our property at 34 Lincoln Avenue. You have received this by Certified Mail, Return Receipt Requested, as required by Village law, because, according to Town records, your lot is located within 200 feet of the property which is the subject of the public hearing.

Our property is located on the southwest corner of Lincoln Avenue and High Street; and the walled terrace was constructed on the High Street side of the existing house. On that side of the property, the building setback from the side property line is 14.37 feet to the existing house, and 0 feet to the walled terrace. A variance is requested because the terrace and wall were constructed with less than the 20 ft. minimum required side yard setback, in violation of Ardsley Village Zoning Code requirements, and a portion of the patio and wall encroaches into the Village Right-of-Way (see enclosed *Legal Notice*).

If you have any questions or concerns about the application prior to the meeting, please feel free to contact us at (845) 781-0938.

Sincerely,

David Fink and Jessica C. Perez

Enclosure: Legal Notice

cc: Village of Ardsley, Zoning Board of Appeals