

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

Appeal or Application for Variance

Owner Ross and Amanda Firsenbaum Address 38 Western Drive

Owner's Representative SUSAN JAUNCHILL, RLA Address 90 N. BROADWAY, SUITE 223, IRVINGTON

TO THE BOARD OF APPEALS: Appeal is hereby taken or application is made for a variance from the requirements of

Section 200 Subdivision 10-A,B,C of the Zoning Ordinance of the Village of Ardsley to _____

This appeal or application is made under authority of Section 200 Subdivision 97b of _____
of the Code of the Village of Ardsley. That is the section of code that empowers the ZBA to grant variances.

PREMISES AFFECTED are known as No. 38 Western Drive and designated as
Section 6.50 Block 31 Lot 7 on the tax maps of the Village of ARDSLEY.

Description of Existing/Proposed Building or Premises

(1) Type of Zoned District R-1 (2) Area of Lot 22,216 sf

(3) Mean width of lot 100' (4) Length of Street line frontage 186.2'

(5) Size of Building 4078 sf

No. of Stories 2 Height 25' Feet _____

(6) Type of occupancy Residential (7) Date of Erection 2003

(8) Character of construction Frame
Fireproof Ordinary Frame

(9) Has any application or appeal been previously filed affecting these premises? yes Date filed 1/3/22

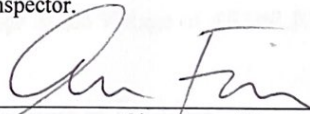
Attached hereto and made a part of this application are the following:

- (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.



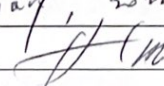
Signature of Owner

Affidavit of Application

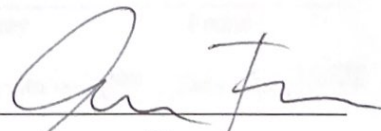
State of New York,
County of Westchester

SS.: Amanda Firszenbaum being duly sworn,

deposes and says that he resides at 38 Western Dr. in Ardsley
in the County of Westchester, in the State of New York
that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of
ARDSLEY aforesaid and known and designated as Section 6.50 Block 31 Lot 7 and that the
statements of fact contained in said application are true.

Sworn to before me this 26
day of January, 2022


(notary public)



Signature of Owner

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 2022

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Fireproof Ordinary Frame

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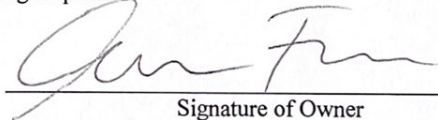
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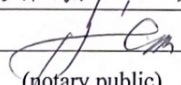

Signature of Owner

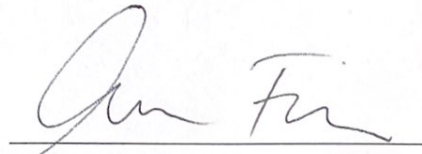
Affidavit of Application

State of New York,
County of Westchester

SS.: Amanda Firszenbaum being duly sworn,

deposes and says that he resides at 38 WESTERN DR. in Ardsley
in the County of Westchester, in the State of New York
that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of
ARDSLEY aforesaid and known and designated as Section 6.50 Block 31 Lot 7 and that the
statements of fact contained in said application are true.

Sworn to before me this 26
day of JANUARY, 2022

(notary public)


Signature of Owner

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Notary Public, State of New York
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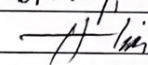
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that he is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Village of
ARDSLEY aforesaid and known and designated as Section 6-50 Block 31 Lot 7 and that the
statements of fact contained in said application are true.

Sworn to before me this 7th
day of February, 2022


(notary public)



Signature of Owner

LIM KIM A.
Notary Public, State of New York
No. 01L10144154
Qualified in Westchester County
Commission Expires Apr. 24, 2022