



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

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12/01/2022

Micheal Lang
164 Palisade Street
Dobbs Ferry, NY 10522

Re: 164 Palisade Street.

S/B/L 3.80-40-31

Dear Mr. Lang,

Pursuant to a review of the submitted proposed plans to construct an addition, the following determinations were made.

The property is located in the MDR-2 Zone. Requiring six variances.

1. The required front yard setback is 15' the proposed setback is 1' 5", thus requiring a variance for 13' 5" at the front yard. (164 Palisade)
2. The required side yard setback is 10' the proposed addition setback is 5' 2", thus requiring a variance for 4' 10" at the side yard. (164 Palisade)
3. The required combined (both) side yard setback is 20' the proposed additions (both) side yard setback is 15' 2", thus requiring a variance for 4' 10" combined side yard setback. (164 Palisade)
4. The required rear yard setback is 25' the proposed rear yard setback is 5' 10", thus requiring a variance for 19' 2" for the rear yard setback. (87 Cedar)
5. The required side yard setback is 10' the proposed setback is 2' 4", thus requiring a variance of 7' 4" for the side yard setback. (87 Cedar)
6. The maximum lot coverage by building is 40% you have proposed 41.8%, thus requiring a variance for 1.8% lot coverage by building.

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Dan Roemer
Building Inspector