



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

TEL: (914) 231-8511 • Droemer@dobbsferry.com • FAX: (914) 693-3470

12-21-21

Robert Jay & Chathrine Hill
21 Bellair Dr.
Dobbs Ferry, NY 10522

Re: 21 Bellair Dr.

S/B/L 3.160-144-3

Dear Ms. Hill,

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

The property is located in the OF-5 Zone. Requiring two variances.

1. The required minimum side yard setback is 10'
You have a proposed a setback of 4'3"
#1 thus requiring a variance of 5'9"
2. The required minimum (both) side yard setback is 25'
You have proposed a setback of 10' 8"
#2 thus requiring a variance of 14'4"

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) 231-8511.

Respectfully,

Dan Roemer
Building Inspector