



VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

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12/17/2021

Harvinder Julka
45 Northfield Ave.
Dobbs Ferry, NY 10522

Re: 45 Northfield Ave.

S/B/L 3.100-83-4

Dear Mr. Julka,

Pursuant to a review of the submitted proposed plans to construct a new covered terrace and patio, the following determinations were made.

The property is located in the OF-6 Zone. Requiring two variances.

1. The max lot coverage by building is 27%, the legal non-conforming lot coverage by building is 28.11%, the propose lot coverage by building is 37.44% thus requiring a variance for 9.33% building coverage.
2. The max lot coverage by impervious surface is 54%, the existing legal non-conforming impervious lot surface is 64.48%, and the proposed impervious lot surface is 68.37%, thus requiring a variance for 3.69%.

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