

December 21, 2021

Dan Roemer, Assistant Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522

Re: Julka Residence
45 Northfield Avenue

Dear Dan:

This letter is to submit an application to the Zoning Board of Appeals for the above referenced property. The proposed work includes the following:

1. Removal of approximately 1,022 square feet of existing impervious surface area.
2. The construction of a terrace with approximately 641 square feet of impervious surface area.
3. Construction of an open roof structure covering the proposed terrace. The open roof structure will be a heavy timber structure with a metal roof.
4. The proposed terrace will include an outdoor fireplace and an outdoor kitchen.

While we are reducing the impervious surface area from the existing 4,433 square feet, or 64.48% of the lot area, to 4,069 square feet, or 59.19%, we will still be exceeding the permitted 54% limit, which would be 3,713 square feet of the 6,875 square foot lot. We will need a variance for impervious surface area to permit the proposed work to exceed the permitted 3,713 square feet by 356 square feet, which is 5.2% of the lot area.

The existing buildings on the site have a coverage of approximately 1,933 square feet, or 28.11% of the lot area, where the OF-6 zoning district permits a maximum of 27%. We anticipate that, while the covered terrace is open on three sides and not conditioned space, it will still be considered part of the building. We are proposing a structure with a site coverage of approximately 641 square feet, which will increase the total building coverage to 2,574 square feet or 37.4% of the lot area. This will exceed the permitted building coverage of 1,856 square feet by 718 square feet, which is 10.44% of the lot area, requiring a variance for building coverage.

In support of this application, we have submitted the following:

- A. The fully executed application to the Zoning Board of Appeals, including the Zoning Worksheet.
- B. A completed Environmental Assessment Form.

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- C. A copy of the survey of the property prepared by Gerald T. O'Buckley, L.S., dated October 28, 2021.
- D. A set of three drawings prepared by Gotham Design & Community Development Ltd., under the supervision and review of Sirus Miandoabi, P.E., dated as issued 12-21-2021.

A Notice has been sent via certified mailing to all property owners located within 200 feet of the subject property that this property will be under consideration by the Zoning Board of Appeals, the Planning Board, and the Architectural and Historic Review Board.

It is our understanding that your office has already issued a denial letter for the application for a building permit based on the two required variances that are described in this letter.

Please let me know if there is anything else that you need to process this application.

Thank you for your time and attention.

Sincerely,

Gotham Design & Community Development, Ltd.
Paddy Steinschneider, President
As Agent for Ranu Julka, Owner