

December 13, 2023

Mr. Dan Roemer, Building Inspector
Dobbs Ferry Building Department
Dobbs Ferry Zoning Board of Appeals
112 Main Street
Dobbs Ferry, New York 10522

Re: 1 Myrtle Avenue
Ostrow Residence

Dear Mr. Roemer and Members of the Zoning Board of Appeals:

This letter is to submit to you an application for a variance to permit a six foot high fence to be installed around the play area on the Owners property located at 1 Myrtle Avenue, Dobbs Ferry, New York. While the fence itself is permitted in the locations shown, the Code limits the permitted height for fences in the front yard of a house to four feet. The purpose of this fence is to prevent deer from gaining access to the yard area within with the Owner's children play, which includes the front yard.

The subject property is unusual in Dobbs Ferry due to having an area of 1.72 acres in the OF-2 zoning district which requires 0.5 acres for a single family building lot. The house in an older structure built elegantly high on the lot, closer to the rear lot line than the front. As a result of the size of the property and the location of the house on the property, the opportunity for a play area for the children includes the front yard. The over population of deer in Dobbs Ferry in general and the proximity of the subject property to the Country Club Golf Course results in a greater than normal propensity for deer to be in the yard. The goal is to preclude deer from accessing the play area, both to limit risks of deer-related health risks, and the actual risk of deer coming into physical contact with very young children.

Six feet is normally short for a deer fence, but the topography and terrain, as well as the extensive landscaping will help the six foot height of the requested fence to prevent deer from gaining access to the areas within which the children will be able to plan.

It should be noted that the distance from the front property line to the proposed fence is more consistent with the distance that a side yard lot line fence would be from the street than a fence in the front yard. At the southeast corner of the proposed fence, the distance to the front property line is approximately 79 feet. The northwest corner of the proposed fence is a distance of approximately 58 feet from the front property line.

It should also be noted that the extensive existing landscaping in the front yard, including a row of coniferous trees approximately 75 feet, will screen much of the proposed fence in the front yard.

Letter to Dobbs Ferry Building Inspector and Zoning Board of Appeals
Re: 1 Myrtle Avenue
December 13, 2023
Page two of two.

Submitted in support of this application are the following documents:

- A. This submission letter.
- B. A fully executed Application to Zoning Board of Appeals, dated December 13, 2023.
- C. A fully executed Short Environment Assessment Form dated December 12, 2023.
- D. A copy of the Final As-Built Survey of 1 Myrtle Avenue, prepared by Summit Land Surveying, P.C., sealed by Rakesh Behal, L.S., dated February 02, 2021.
- E. A package of documents including the Building Permit Application for the fence submitted to the Village by the Property Owner, dated September 12, 2023.
- F. Sheet A-1 "Site Plan with Proposed Fence" prepared by Gotham Design Planning & Development Ltd., under the supervision of Laura Wakefield, dated as revised 12-13-2023.

We look forward to presenting this project to you at the ZBA's January meeting for a Public Hearing on the request for the required variance. If you have any questions, please feel free to call me at your convenience.

Thanks,

Paddy Steinschneider
As Agent for Adam and Kendall Ostrow, Owner