



## VILLAGE OF DOBBS FERRY

Building Department

112 Main Street

Dobbs Ferry, New York 10522

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

12-23-21

Jonathan Newman  
50 Judson Ave.  
Dobbs Ferry, NY 10522

Re: 50 Judson Ave.

S/B/L 3.120-116-5

Dear Mr. Newman

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

The property is located in the OF-3 Zone. Requiring two variances.

1. The required minimum side yard setback is 15'  
You have proposed a setback of 13'9"  
#1 thus requiring a variance of 1'3"
2. The required minimum (both) side yard setback is 40'  
You have proposed a setback of 30'7"  
#2 thus requiring a variance of 9'3"

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