



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

02-14-23

Rosanne Altshuler
11 Fairlawn Ave.
Dobbs Ferry, NY 10522

Re: 11 Fairlawn Ave.

S/B/L 3.150-134-12

Dear Ms. Altshuler

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

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

1. The required minimum front yard setback is 40'
You have proposed a setback of 9'2 1/2" to the garage,
Thus requiring a variance of 30'9 1/2".
2. The required minimum side yard setback is 20'
You have proposed a setback of 16' 7 1/2" to the garage,
Thus requiring a variance of 3'4 1/2".

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