

February 14, 2023

Chairperson and Members of the Zoning Board of Appeals  
Village of Dobbs Ferry  
112 Main Street  
Dobbs Ferry, NY 10522

Re: Jerutis Residence  
99 Oliphant Avenue  
Dobbs Ferry, NY 10522

Tax ID: 3.120-110-49  
Building Permit Application #A2023-0004

Dear Chairperson and Members of the Zoning Board of Appeals:

As the architect for a proposed renovation and additions to 99 Oliphant Avenue, representing the owners Jason and Lindsay Jerutis, I am submitting the attached documents for your review, dated February 14, 2023:

Architectural Drawings

- A-0 Title Sheet, List of Drawings
- S-1 Zoning Data, Coverage Calculations, Site Plan & Location Map
- S-2 Photos of Existing Conditions, Floor Area and Sprinkler Calculations, Sky Exposure Diagram
- S-3 Area Map of Neighborhood, Photographs of Neighboring Properties
- ST-1 Demolition / Structural Plans – First & Second Floors
- A-1 Basement Floor Plan
- A-2 First Floor Plan
- A-3 Second Floor Plan
- A-4 East & South Elevations
- A-5 North & West Elevations

Documents

- Plan Submittal Form
- Application to Zoning Board of Appeals
- Zoning Worksheet
- Short Environmental Assessment Form
- Coastal Assessment Form
- Deed to Property
- Survey
- (2) Letters from the adjacent neighbors at 79 Oliphant Avenue and 111 Oliphant Avenue, stating support of the project

The project consists of a renovation at the first and second floors, including a 36 SF addition for a half bath at the first floor, and a 65 SF extension at the kitchen and dining room. These additions allow the removal of an undersized existing half bath at the center of the first floor, providing more area for a better-functioning kitchen for this family of five. The half-bath addition has been designed with a minimal footprint, to encroach as little as possible into the side yard setback.

The extension at the kitchen provides space for a work surface at a central island, with seating for the three children in the family, as well as a more open layout with adequate counter space - remedying the cramped conditions of the existing kitchen. The extension at the dining room allows adequate circulation space at the table. Together the renovations provide a more open, comfortable layout at the center of the home, connecting the kitchen and dining area with the existing patio.

The existing home has non-conforming impervious coverage, due in part to the existing area of the long driveway needed to access the steep site from Oliphant Avenue. The proposed additions increase the existing impervious coverage by 1% (36% existing; 37% proposed; 30% allowable), requiring a variance.

The existing home has a non-conforming rear and side yard setback. The proposed addition extends the rear yard non-conformity by 0.7 feet (37.7 ft. existing; 37.0 ft. proposed; 40 ft. required). The proposed half bath has a side yard setback of 9 ft (8.5 ft. existing; 12 ft. required). A side and rear yard setback variance is requested for this project, in addition to the variance for impervious coverage.

Please see attached two letters of support for this project from the neighbors at 79 Oliphant Ave., the adjacent property to the north, and at 111 Oliphant Ave., the adjacent property to the south.

I look forward to presenting these drawings at the Zoning Board of Appeals meeting on March 8<sup>th</sup>.

Thank you for your time and consideration to review our proposal.

Sincerely,



**Christina Griffin** AIA LEED AP CPHC  
Principal  
CGA Studio Architects