



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

03-21-23

Vacant Lot
North Mountain Rd.
Dobbs Ferry, NY 10522

Re: Vacant Lot

S/B/L 3.10-1-3

Dear Ms. Giglio,

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-2 Zone. Requiring two variances.

1. Table B-1 of Dobbs Ferry code. Requires a minimum 20,000 sq. ft. net lot area in this zone to develop the lot.
When 300-34.A. (2) "Reductions for steep slope areas" is used to calculate the net lot area, this lot is 15,240.9 sq. ft., deficient by 4,759.1 sq. ft.
2. The maximum lot coverage by building is 18%, you have proposed 27.46%, thus requiring a variance of 9.46%.

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