

Plan Submittal Form

Address: 45 NORTHFIELD AVENUE

Application #: _____

Project: PROPOSED COVERED TERRACE

Name: PADDY STENUSCHNEIDER / RANU JULKA

Email: arch329@gmail.com / ranu.julka@gmail.com

Phone: 914-693-5093 / 914-841-9009

Plans attached are being submitted for:

Building permit application 1 PDF copy & 2 paper copies 1/4 scale

Amendment to an application or permit, 2 sealed copies

Final As Built to close permit, 1 sealed copy

Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board:

BOT- 1 PDF copy + 5 paper copies 1/4 scale

PB - 1 PDF copy + 7 paper copies 1/4 scale

☒ ZBA - 1 PDF copy + 4 paper copies 1/4 scale

AHRB - 1 PDF copy + 2 paper copies 1/4 scale

Received Stamp:

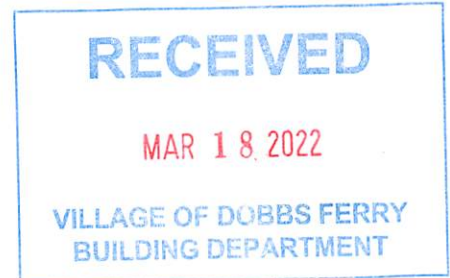


GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
329 Broadway
Dobbs Ferry, New York 10522
(914) 693-5093 ■ Fax: (914) 693-5390
(914) 906-4802 cell ■ arch329@gmail.com

March 17, 2022

Dan Roemer, Building Inspector
Dobbs Ferry Building Department
112 Main Street
Dobbs Ferry, New York 10522



Re: Julka Residence
45 Northfield Avenue

Dear Mr. Roemer:

This letter is to submit a revised submission to the Zoning Board of Appeals for the proposed covered terrace for 45 Northfield Avenue. This is similar to what we presented at the ZBA meeting on January 12, 2022.

The Site Plan has been revised based on actual measurements taken at the site of the existing brick areas and the actual driveway. Previously, we relied upon the survey that had been prepared for this property, but that survey showed more paving for the driveway than is currently at the site. Most of the other information on the survey was correct. Our Site Plan now includes the actual dimensions on each of the existing paved areas, retaining wall, and shed.

The result is that the existing impervious site coverage is 3,361 square feet on the 6,875 square foot property, for a coverage of 48.88%. The OF-6 zoning district within which the property is located permits an impervious coverage of 54%. We have proposed removing part of the brick walk and a couple of the existing brick paved areas. This will reduce the existing impervious coverage to 2,771 square feet, which is a coverage of 40.3%. We are then proposing to add 584 square feet for the new covered terrace, for a total impervious coverage of 3,372 square feet, which is 49.04% and still compliant with the permitted impervious site coverage.

The existing building coverage on the property is 1,944 square feet, which is 28.27% of the 6,875 square feet site area. The OF-6 zoning district limits the building coverage permitted to 27%. We are proposing to add 584 square feet of roof structure above the terrace. This will increase the building coverage to 2,528 square feet, which is 36.77% of the lot area. A variance will be required to permit an increase in the permitted coverage from 27% to 36.77%. This exceeds the permitted limit by 9.77%, or 669 square feet, which is 584 square feet more building coverage than the existing.

The following documents have been submitted with this letter:

Letter to Dan Roemer, Building Inspector
Re: Julka Residence - ZBA Application
March 17, 2022
Page two of two.

- A. A Plan Submittal Form indicating that this submission is for the Zoning Board of Appeals.
- B. A Notarized Application to Zoning Board of Appeals dated March 17, 2022.
- C. A Zoning Worksheet filled out for 45 Northfield Avenue.
- D. A sealed and signed copy of the Survey of the property prepared by Gerald T. O'Buckley dated January 18, 2022.
- E. A Short Environmental Assessment Form Part 1 dated December 22, 2021.
- F. A Notarized Affidavit of Notice dated March 17, 2022 together with a copy of the Letter to Neighbors and a list of the neighbors to whom the notice was sent.
- G. A copy of the Deed for 45 Northfield Avenue, Dobbs Ferry, New York.
- H. A rendering of the roofed terrace added to the subject property.
- I. A copy of the Denial Letter dated March 11, 2022 from Dan Roemer, Building Inspector.
- J. A set of five sheets of sealed and signed drawings prepared by Gotham Design and Community Development Ltd. under the supervision of Laura Wakefield, R.A. dated as prepared for the Zoning Board of Appeals, 01-18-2022, including the following:
 - Sheet CS "Cover Sheet"
 - Sheet EX-1 "Existing First Floor Plan, North, West, and South Elevations"
 - Sheet A-1 "Site Plan, Zoning Table"
 - Sheet A-2 "Proposed Plan, Roof Plan, and Details"
 - Sheet A-3 "Proposed North, West, South Elevations and Section"

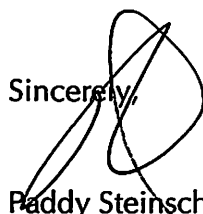
A check for this application was previously submitted to the Village of Dobbs Ferry.

We look forward to reviewing this at the next meeting of the Zoning Board of Appeals.

Please let me know if you have any questions or if any additional information is required. The previous sign placed on the property was removed. I am replacing that today.

Thank you for your time and attention.

Sincerely,



Paddy Steinschneider
As Agent for Ranu Julka, Owner

APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY

RECEIVED

MAR 18 2022

Note: Four copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting.

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Date Filed: MARCH 17, 2022

Applicant's Name: PADRIAC STEIN SCHNEIDER Telephone: 914-693-5093

Property Location: 45 NORTHFIELD AVENUE

Sheet: 3.100 Block: 83 Lots/Parcel: 4

The undersigned applicant requests a hearing before the Zoning Board of Appeals based on the following: (check one)

☒ Appeals decision of Building Inspector _____ Special Permit

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by deed or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:

Article: 300 Section: 24 Subdivisions: B

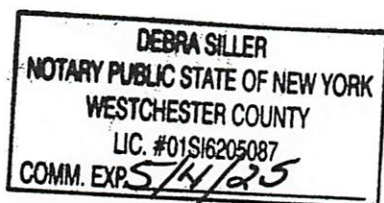
The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

A VARIANCE TO PERMIT THE CONSTRUCTION OF A COVERED TERRACE, WHICH WILL INCREASE THE BUILDING COVERAGE FROM 28.11% TO 36.77% WHERE THE LIMIT IS 27%

[Signature] AS AGENT FOR PADRIAC JULICA
Applicant

STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:

On this 17TH day of MARCH, 20 22 before me personally came PADRIAC STEIN SCHNEIDER who came duly sworn deposes and says that he/she read the foregoing application and knows the content thereof and that the same is true to his/her own knowledge.



[Signature]
Notary Public

ZONING WORKSHEET

RECEIVED

MAR 18 2022

VILLAGE OF DOBBS FERRY
BUILDING DEPARTMENT

Address	SBL	Zone	Use
45 NORTFIELD AVENUE	3.100-83-4	OF-6	SINGLE FAMILY

Table 1: Floor Areas

Story	Existing Area	Existing Habitable Area	Area of Renovation	New Area
1st Floor	1632	1632	0	
2nd Floor	1645	1618	0	
Porch Addition	0	0	0	584

Table 2: Building Dimensions

	Existing	Proposed	Minimum Allowable
Lot Area (ft. ²)	6875	6875	5000
Lot Width (ft.)	50	50	50
Lot Depth (ft.)	125	125	100
Coverage by Building (%)	28.11	36.77	27
Coverage by Impervious Surfaces (%)	48.88	49.04	51
Front Yard Set Back (ft.)	5.2	5.2	20
Rear Yard Set Back (ft.)	62	42	25
Side Yard Set Back, Each (ft.)	10	10	10
Side Yard Set Back, Both (ft.)	20.6	20.6	20

Table 3: Height

	Existing	Proposed	Allowed
Number of Stories	2	2	2.5
Grade to Ridge (OF+MDR-1)	0	13.5	30
Grade to Eave (OF+MDR-1)	0	10.5	28
Grade to Mid-point of Roof (All Other)			