



**VILLAGE OF DOBBS FERRY**  
Building Department  
112 Main Street  
Dobbs Ferry, New York 10522  
TEL: (914) 231-8505 • [Droemer@dobbsferry.com](mailto:Droemer@dobbsferry.com)

August 23, 2023

Alex Tseng  
68 Belden Ave  
Dobbs Ferry, NY 10522

Re: 68 Belden Ave

S/B/L 3.50-16-16

Dear Mr. Tseng,

Pursuant to a review of the submitted proposed plans to subdivide your property and construct a new home on the newly subdivided lot, the following determinations were made.  
The property is located in the OF-4 Zone.

Proposed new lot:

1. The required minimum lot width is 100'. You have proposed 47'8", Thus requiring a variance of 52'4".
2. The required minimum net lot area is 10,000 SF. You have proposed 5,953 SF, Thus requiring a variance of 4,047 SF.
3. The required minimum side yard setback both is 30'. You have proposed 24', Thus requiring a variance of 6'.

Existing lot proposed:

4. The required minimum lot width is 100'. You have proposed 50.1" Thus requiring a variance of 49'11".
5. The required minimum net lot area is 10,000 SF. You have proposed 7,502 SF. Thus requiring a variance of 2,498 SF.
6. The required minimum side yard setback each is 12'. You have proposed 3.8' Thus requiring a variance of 8.2'.
7. The required minimum side yard setback both is 30'. You have proposed 25.4", Thus requiring a variance of 4.8".

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) 231-8505.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Roemer', with a long horizontal flourish extending to the right.

Dan Roemer  
Land Use Officer