

**APPLICATION TO ZONING BOARD OF APPEALS
VILLAGE OF DOBBS FERRY**

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.

Date Filed: 8.23.2022

Applicant's Name: ELIZABETH VAN DER ZANDT **Telephone:** 646.270.3494

Property Location: 76 OGDEN PLACE, DOBBS FERRY

Sheet: 3.130 **Block:** 119 **Lots/Parcel:** 3

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

 X 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:** 35 **Subdivisions:** D (9)

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).

We're a family of four; our house has two bedrooms and 1-1/2 bathrooms, no basement and no usable attic space. The proposed project is a primary bedroom addition with basement space below. The proposed work would bring our Lot Building Coverage to approximately 1.2% over the allowable area.

Relative to the existing Building Coverage, we currently do not have a lot of living space, because a large portion of the house footprint is a double-height room, so just one story.

In addition, because of Steep Slopes, our net lot area is greatly reduced from the gross property size, resulting in lower allowable Building Coverage area. The property is an L-shaped lot, so the front and rear yard setbacks create a narrow area in which to build the addition, limiting planning flexibility.

Applicant

**STATE OF NEW YORK
COUNTY OF WESTCHESTER) ss:**

On this ___ day of _____, 20 ___ before me personally came _____, 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.

Notary Public