

August 10, 2021

David Douglas, Chairman
Zoning Board of Appeals
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

RE: Califano Residence, 630 Cardinal Road
Section 34.14, Block 1, Lot 15

Dear Chairman Douglas:

In reference to the above-mentioned project, we are seeking a variance to allow for the construction of portico at the front entrance of an existing single-family residence.

Pursuant to the requirements of the Town code for an R-20 Zone, we must seek the following variance:

- 307-17 Encroachment into the front yard – Required front yard setback is 40.0 ft, 35.75 ft is proposed therefore a 4.25 ft variance is required.

Please take into consideration the following 5 points when reviewing this request:

(1) Whether an undesirable change will be produced in the character of the neighborhood or whether a detriment to nearby properties will be created by the granting of the variance.

The addition of the portico will **not** produce an undesirable change in the character of the neighborhood nor a detriment to nearby properties. The proposed portico will match the style and finish of the existing house and there are several other homes along Cardinal Road with porticos of similar style and proportion.

(2) Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.

The benefit of the portico is to provide the applicant's family protection from the elements while entering the home as well as an aesthetic focal point to define the entrance. As the front of the house currently exists at the building envelope, there is no other feasible method other than requesting a variance.

(3) Whether the requested variance is substantial.

The requested variance is less than 11% of the allowable front yard and the portico does not add bulk as it is an open structure with only 2 columns and no walls. It is the opinion of this office that the variance request is not substantial.

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variance will not have an adverse effect or impact on the environment. There is an existing concrete stoop and walkway under the area of the proposed portico so increase in impervious area is less than 10 SF.

(5) Whether the alleged difficulty was self-created (this will not necessarily preclude the granting of the area variance)

The coverage variance **is** self-created by the applicant however it is providing a tremendous benefit to the family with little or no impact to the surrounding properties and within the existing character of the neighborhood.

Thank you for your consideration in this matter.

Sincerely,

SJB ARCHITECTURE + DESIGN



Steven J. Basini, RA