

ZONING VARIANCE APPLICATION

LOUNSBURY RESIDENCE - ADDITION

264 Lafayette Ave
Cortlandt Manor, NY 10567

June 30, 2021

SPRINGER AND TING ARCHITECTS
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Statement describing area variance requested.

264 Lafayette Ave. is a small stucco ranch (958 SF) built in 1951. It has 3 bedrooms, 1 bath and an open living/dining/kitchen space. The owner-applicants wish to make a 1-story addition of 528 SF to the front of the house, bringing the area to 1486 SF. The addition consists of a living room, an entry with a powder room and a laundry room, and an entry porch. The former living room would then become a dining room.

For location, see map 1.

For existing house, see photo sheet 1.

For proposed plans and elevations, see drawings A1 to A4.

The applicants are seeking a front yard setback variance of 29.0 ft. from the 50 ft required. The lot is undersized at 31,192 SF (0.6A) in an R-40 zoning district where 40,000 SF is the minimum. The front setback required is 50 ft, the existing is 38.9 ft and the proposed is 21.0 ft. Being a rear lot, the proposed front is over 250 ft from Lafayette Ave. from which it has access by means of a right of way easement.

264 is a rear lot, subdivided in 1951, from 266, now the front lot. The single lot had been owned by the great-grandfather of Roger Lounsbury, the father of one of the owner applicants. The rear lot was bought by Roger's grandparents, who then built the house in 1951. Roger and his wife Sarah bought the house from Roger's mother in 2014. Roger's father owns and occupies 266 Lafayette.

That 264 & 266 used to be one parcel helps to explain why 266 is situated in the back half of the lot, more than 120 ft from the street. That the two lots have been in the family for 75 or so years helps explain the way the land has been used, from the shared driveway and vegetable garden to the juxtaposition of the two houses, offset from each other, and where tall pines and spruces with low hanging low branches create privacy screening for each house.

For the space between the rear yard of 266 and the front yard of 264, see photo sheet 2.

Addressing the five factors that the ZBA takes into consideration in any application for relief:

1. Whether (A) an undesirable change will be produced in the character of the neighborhood, or (B) if a detriment to nearby properties will occur.

(A) 264 will remain 1-story in a rear lot. It is in a neighborhood of mostly 1-story ranches of similar age with a few 2-story colonials that are newer. The house cannot be seen from the street.

(B) Fortuitously or by design, 264 and the adjoining properties were sited in a checker-board pattern. 264 does not directly face any of the neighboring houses in any direction. Even after the addition there will remain 80 to 250 ft between it and any other house on adjoining lots.

See map 2 and photo sheet 3.

2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

The applicants, being a young growing family, is in need of more than the 958 SF the house provides. To do it as economically as possible means making as few alterations to the existing exterior structure and interior partitions as possible.

There is no basement to speak of that can be finished as living space. What exists is a dirt floor cellar for utilities and crawl space for plumbing and heating pipes. The only access is from a bulkhead.

Although It is possible to add a 2nd floor, it would mean a reconfiguration of all of the interior partitions, exterior fenestration and roof, hence not feasible due to cost. Similarly, by building additional living space to the north would require extensive interior reconfiguration in order to keep the living areas to the south where the kitchen is. It is not possible to add to the rear, where the septic system, the bulkhead access to the cellar and a majestic maple tree are all in close proximity to the house. To the south is 10 feet of side yard, which is already non-conforming to side yard setback. The front (west) is the only place to add without reconfiguring the entire house and where every square foot of added space will be fully utilized as living space rather than used for circulation such as hallways and stairs.

3. Whether the requested variance is substantial.

Yes, it is substantial, but because it is a rear lot, the idea of front is not conventional. Its front is the rear property line of 266, which has a rear yard setback of about 60ft. There would remain about 80ft between 264 and 266.

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

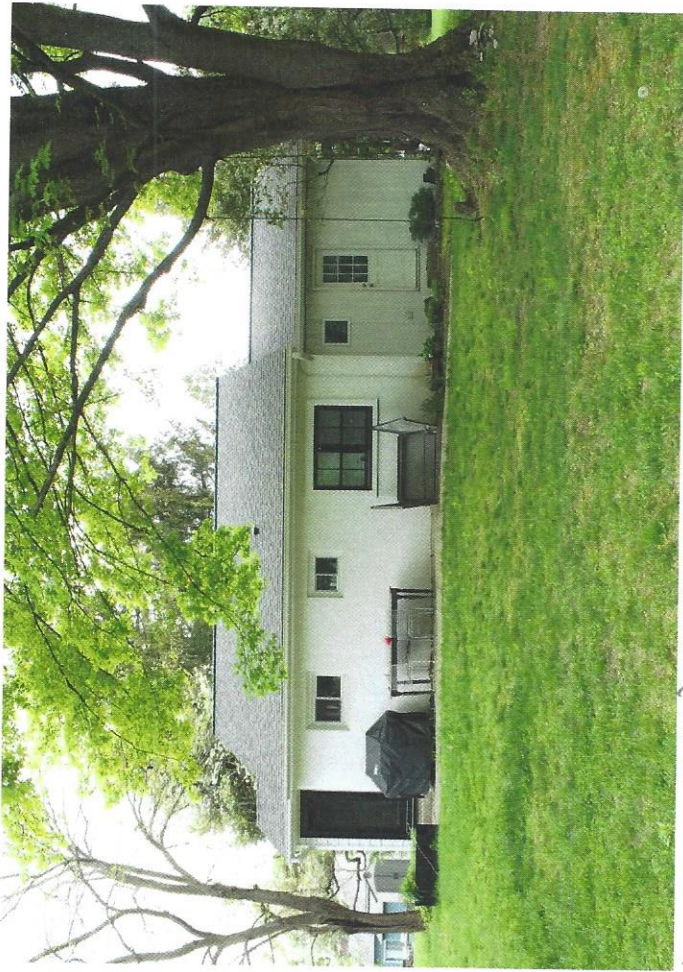
The lot, including the building site, is almost flat as is most of the neighboring area. There are no sensitive environmental features such as steep slopes or wetlands. For contours and environmental features, see map 3.

5. Whether the alleged difficulty was self-created.

It is only in the sense that the applicants have the need for more living space, that the difficulty is self created. The real cause of the difficulty is that the property and house predate zoning.

An analysis of similar situations in the neighborhood is demonstrated on map 4 where lots with non-confirming front yard are not uncommon in this neighborhood, nor are undersized lots, rear lots or flag lots.

In conclusion, what the applicants are seeking, although in numbers is substantial, its benefit to the applicants is the ability to continue to enjoy living in their home with its long history in the family spanning five generations. It is difficult to find any detriment to the health, safety and welfare of the neighborhood or community by building this modest 1-story addition.



EAST (REAR)



NORTH (LEFT)



SOUTH (RIGHT)



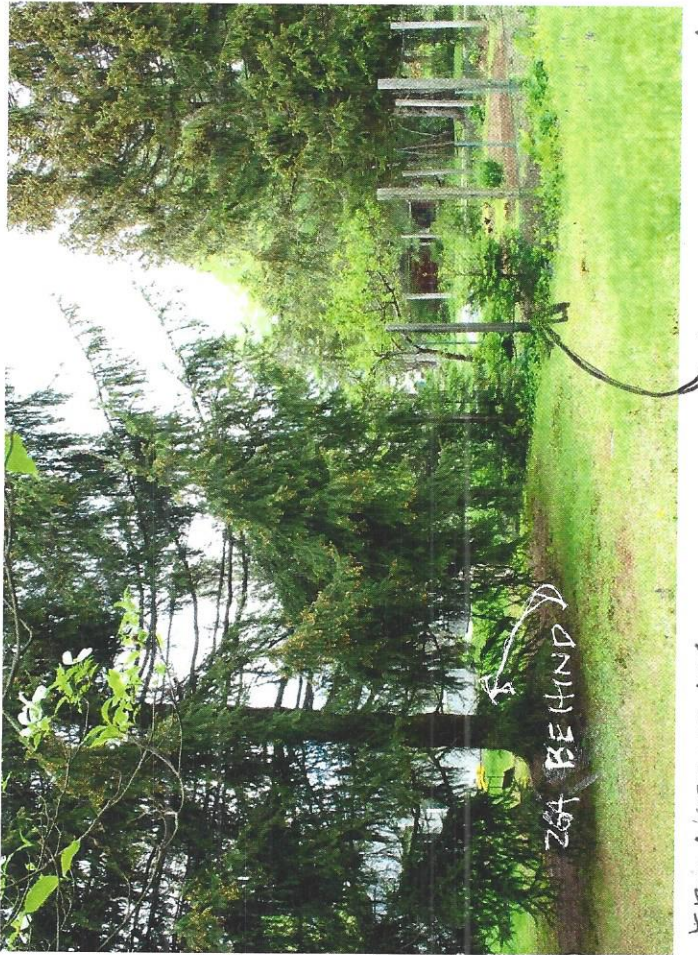
WEST (FRONT)



BACK YARD OF 266



AREA BETWEEN 264 & 266



FROM DRIVEWAY

VEGETABLE GARDEN

PHOTO SHEET

2



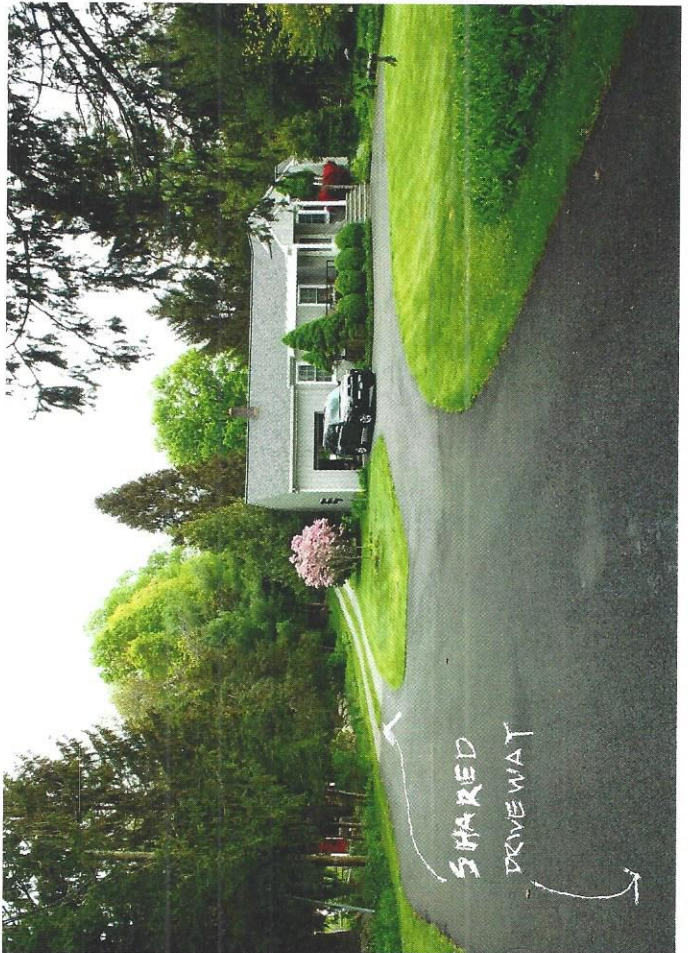
SOUTH SIDE OF 264



270 LAFAYETTE - HOUSE TO THE REAR



260 LAFAYETTE - HOUSE TO THE NORTH (LEFT)

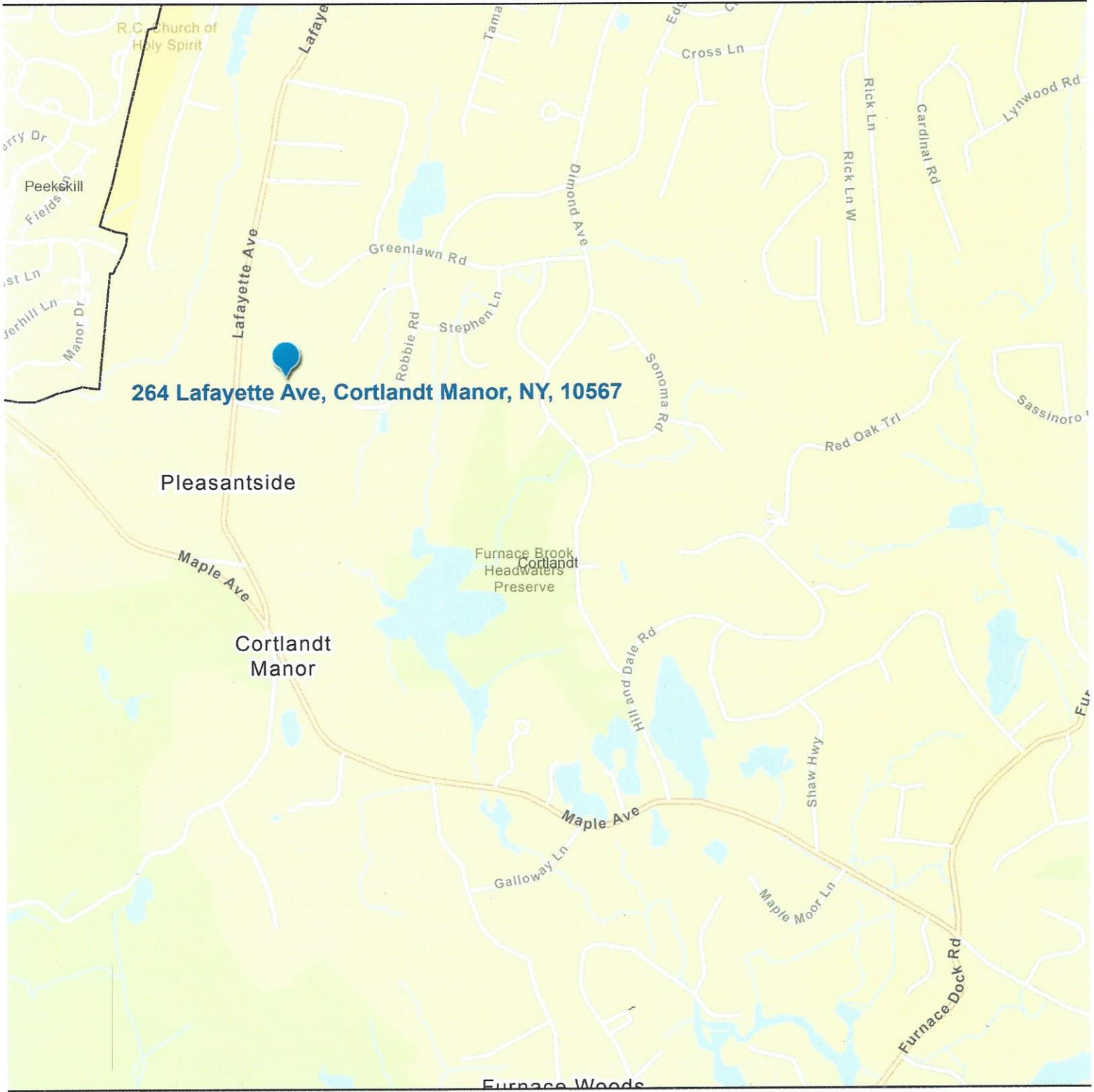


266 LAFAYETTE - HOUSE IN FRONT LOT



268 LAFAYETTE - HOUSE TO THE SOUTH (RIGHT)

Mapping Westchester County



District Boundaries
Municipal Boundaries

0 500 1,000 2,000
ft

1:18,056 May 20, 2021

LOCATION



GIS
Geographic Information System
<http://giswww.westchestergov.com>
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Cortlandt Tax Parcel Viewer (Data: 2019)

Search by owner's name

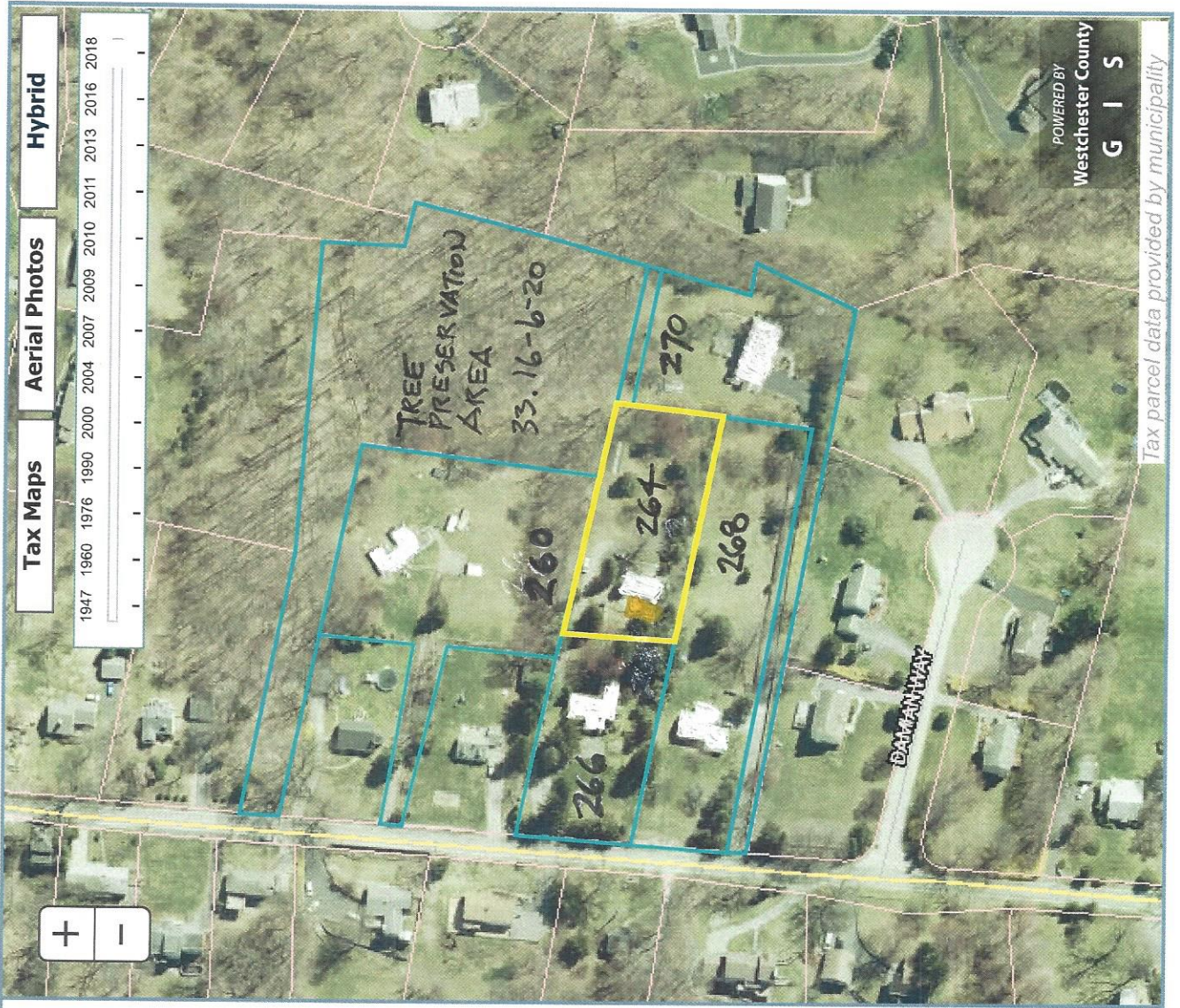
264 LAFAYETTE AVE

Search

Owner	Prop Address	Printkey
PIERZ SYLVIA LIVING TRUST	268 LAFAYETTE AVE	33.16-5-3
PAONESSA LISA	270 LAFAYETTE AVE	33.16-5-4
LOUNSBURY ROGER & SARAH	264 LAFAYETTE AVE	33.16-5-2
LOUNSBURY ROGER R	266 LAFAYETTE AVE	33.16-5-1
n/a	n/a	
COHEN PHILIP S & MARY R	260 LAFAYETTE AVE	33.16-6-21
WICKEL W LANCE & CHRISTIN	LAFAYETTE AVE	33.16-6-20

ADJOINING PROPERTIES
MAP 2

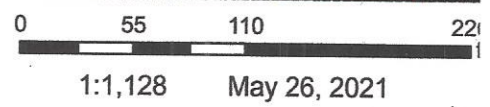
↑ NORTH
1" = 200'



Mapping Westchester County



- Environmental Features**
- Streams
 - 100 Year Flood Plain
 - 500 Year Flood Plain
 - NYS Regulated Wetlands
 - National Wetlands Inventory
 - Slopes 15%-25%
 - Slopes Over 25%
 - District Boundaries
 - Municipal Boundaries

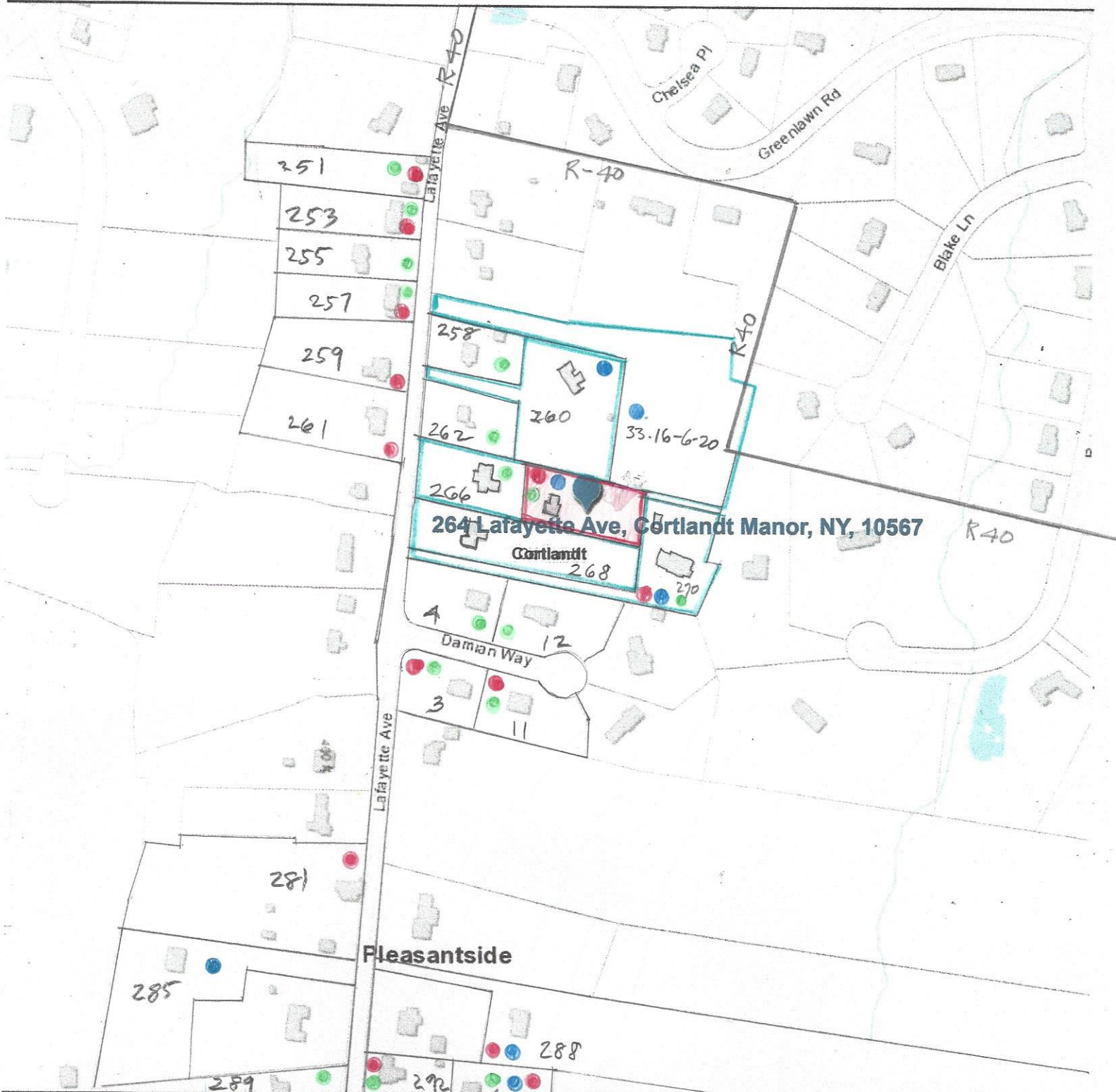


ENVIRONMENTAL FEATURES MAP 3



GIS
<http://giswww.westchestergov.com>
 Michaelian Office Building
 148 Martine Avenue Rm 214
 White Plains, New York 10601

Mapping Westchester County



District Boundaries

Municipal Boundaries

- REAR OR FLAG LOTS
- UNDERSIZED LOTS - NON CONFORMING
- LOTS NON-CONFORMING TO FRONT SETBACK
- ADJOINING PROPERTIES

0 220 440 880

1:4,514 May 19, 2021

1" = 300'

NON-CONFORMING, REAR & FLAG LOTS
MAP 4



GIS
<http://giswww.westchestergov.com>
 Michaelian Office Building
 148 Martine Avenue Rm 214
 White Plains, New York 10601