

January 23, 2023

Town of Cortlandt Manor

Zoning Board of Appeals

Town Hall

1 Heady Street

Cortlandt Manor NY 10567

Re: Application #ZBA-23-1, East Hill Lot

To Whom It May Concern:

We are requesting an area variance. The max floor area required for our construction is 1750 SF. We are proposing 2,362.75 SF which is an additional 612.75 SF which will allow us to incorporate a garage into the house, keeping character/curb appeal of the neighborhood. We are one of 2 lots of this smaller size (the other #35 East Hill) in the neighborhood of approximately 51 homes on East Hill Rd, Perry Rd and Pierce Rd. and all of these other homes have a garage.

#### **Factors to Consider**

**#1 - The variance would have a positive impact on the neighborhood** by allowing us to incorporate a garage as part of the square footage of the home, keeping the character /curb appeal of the neighborhood (of approx. 51 homes and we would be only house without a garage).

- Adding a garage to the square footage of the home would give the house needed character and scale and allow it to be in alignment and blend in and with the neighboring larger homes.

- This variance would not be a detriment to the nearby properties because we would not be exceeding the allowable footprint. Also, having a garage would allow for us to park our vehicles inside instead of on the driveway. In addition, adding a garage will have a positive impact on the market value of the neighborhood.

**#2** There is no other way for us to incorporate a garage to the front of the plan other than a variance due to the fact that the required max square footage will not be enough for a functional home (the rooms would be too small).

**#3** The variance is substantial (of considerable importance). As much as it will benefit us, it will equally have a positive impact on the neighboring homes, creating a more aesthetically pleasing home.

**#4** We do not see any reason that this variance would have an adverse effect on the neighborhood (physical or environmental). On the contrary we feel that the variance will positively impact the neighborhood for the reasons described above. In addition, it will allow us to park our cars inside instead of outside on the driveway.

**#5** The hardship is partially self-created as we knew the size restrictions of the lot. However, we are trying to build a home that will blend in nicely with the other neighboring homes and bring value to the neighborhood.

Note: see 5 pictures submitted/uploaded