



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

(914) 769-1926 Fax: (914) 769-5519

Guido Alvarez
588 Washington Avenue
Pleasantville, New York 10570

PARCEL ID

Sec – 99.11

Blk – 1

Lot – 14

Re – Building Permit Application dated January 3, 2022 for proposal to convert the existing garage to finished habitable space within the existing single family dwelling located at 588 Washington Avenue, within the Village of Pleasantville, on-site in violation.

Date: January 18, 2022

Dear Guido:

This notice is to inform you that your building permit application submitted to this Department dated January 3, 2022, for proposal to convert the existing garage to finished habitable space within the existing single-family dwelling located at 588 Washington Avenue, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

1. Subject property is located in an R “One-Family Residence” zoning district within the Village of Pleasantville, New York.
2. To convert the existing garage to finished habitable space as proposed would not comply with section 185-36.B.(1) Schedule I “Bulk Requirements” of the Village Municipal Zoning Code which sets forth the following:

<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Min one side yard setback w/o garage.....*32.0’	**16.5	15.5’

*Note: For a dwelling without a garage, one required side yard increases from a minimum of 20 feet to a required minimum of 32 feet

**Note: Existing single-family dwelling is legal pre-existing with regards to existing side yard setbacks

You may appeal this decision to the local Zoning Board of Appeals within sixty (60) days of receipt of this notice.

If you should have any further questions, please do not hesitate to contact this Department.

Very truly yours,

Robert Hughes
Building Inspector