



Village of Pleasantville

Building Department

80 Wheeler Avenue • Pleasantville, New York 10570

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

Malory & Dustin Lea
56 Romer Avenue
Pleasantville, New York 10570

PARCEL ID

Sec – 106.6

Blk – 4

Lot – 12

Re – Building Permit application dated May 5, 2023, for proposed additions and alterations to the existing single-family dwelling located at 56 Romer Avenue, within the Village of Pleasantville, on-site in violation.

Date: May 18, 2023

Dear Malory & Dustin:

This notice is to inform you that your building permit application submitted to this Department dated May 5, 2023 for proposed additions and alterations to the existing single-family dwelling located at 56 Romer Avenue, within the Village of Pleasantville, is hereby denied.

Denial is based on the following facts:

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

	<u>Required</u>	<u>Provided</u>	<u>Variance Needed</u>
Min combined side yard.....	20.0 feet	17.5 feet*	2.5 feet*
Max building coverage.....	20 %	26 %**	6 %**

***Note:** The combined side yard for the existing property on site is currently at 19.6’, therefore, the proposed new work is increasing the existing non-conforming setback by 2.1’.

****Note:** The building coverage for the existing property on site is currently at 21.2%, therefore, the proposed new work is increasing the existing non-conforming coverage by only 4.8 %.

Additionally, Section 185-46.C.(2) “exceptions” prohibits the expansion of a pre-existing non-complying building when the expansion increases the degree of existing building non-compliance thereof.

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