

15 Lyncrest Drive  
Monsey, N.Y. 10952  
T: (845) 354-0001

Mayerfeld Architecture  
15 Lyncrest Drive  
Monsey, NY 10952

May 01, 2024

Mr. Jon Layne  
Village of Wesley Hills Building Inspector  
Wesley Hills Village Hall Zoning Department  
432 Route 306  
Wesley Hills, NY 10952

**Re: Tzvi and Batya Gorelick  
9 Cara Drive  
Village of Wesley Hills**

**R-35 District  
41.08-01-20**

Dear Mr. Layne,

As the project manager at Mayerfeld Architecture, I, Stanley Mayerfeld, am representing Tzvi and Batya Gorelick, the homeowners of 9 Cara Drive since April of 2024. We have been retained to design an addition to the existing structure. The addition includes a proper sized two car garage, an addition at the rear of the house and a new deck.

Being that the scope of work is an addition to the existing structure which can not be moved, the proposed garage does not comply with the minimum side yard. Additionally, since the property naturally slopes down the proposed uncovered first floor decks are more than 3' above grade and therefore must be included the building coverage calculations.

**The proposed addition requires the following variances:**

	<b>Required</b>	<b>Provided</b>
<b>Minimum Side Yard</b>	<b>25'</b>	<b>12.5'</b>
<b>Maximum Building Coverage</b>	<b>.10</b>	<b>.107</b>

See submitted drawings dated 03/24/24 by Anthony Celentano P.E.

Sincerely,

Stanley Mayerfeld