

June 4, 2024

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 Members of the Zoning Board,

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 properly sized two-car garage, an addition at the rear of the house, and a new deck.

Since the scope of work is an addition to the existing structure, which cannot be moved, the proposed garage does not comply with the minimum side yard requirements. Additionally, because the property naturally slopes down, the proposed uncovered first-floor decks are more than 3 feet above grade and therefore must be included in the building coverage calculations.

Therefore, 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

