



February 13, 2025

Zoning Board of Appeals  
Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

RECEIVED  
VILLAGE OF WESLEY HILLS

FEB 19 2025

BUILDING,  
PLANNING & ZONING

Re: *The Katz Residence, 38 Willow Tree Road, Wesley Hills, NY*

To the Wesley Hills Zoning Board of Appeals,

My client, Ahuva Katz, is requesting variances to construct an addition to the existing single family residence. The proposed project requires variances for exceeding the allowable *Side Yard Setback* and *Total Side Yard Setback* as stated in Section 230 and the Villages Table of Dimensional Requirements.

We believe that the threshold of "practical difficulty" has been met and therefore the variances should be granted. In making its determination, the Zoning Board of Appeals should consider the following factors:

- A) Due to the nature of the variances being sought, the benefits to the applicant, if the variances are granted, outweigh any detriment to the health, safety, and welfare of the neighborhood or community.
- B) Due to the nature of the variances, no undesirable changes will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the variances.
- C) The benefits sought by the applicant cannot be achieved by some other feasible method due to the layout of the existing house, existing site improvements, and the Owner's programmatic needs.
- D) The Side Yard Variance is from the allowable 30.0' to 22.8' (7.2' overage). The Total Side Yard Variance is from the allowable 75.0' to 59.8' (15.2' overage).
- E) These variances will be mitigated in several ways. The mitigating factors are as follows:
  - 1. The side yard variance at 22.8' is located on the eastern side, adjacent to another property owned by Ahuva Katz, so the impact on others will be avoided.
  - 2. The side yard to the existing house on the west side of the property is 37', which is 7' above the minimum allowable.
  - 3. The two properties, under one ownership, are both quite large and therefore the proposed addition will not appear out of character with its neighbors. Including the proposed addition, the two houses will still be over 100' apart from each other.

The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood due to the reasons outlined in items A-E. Thank you for your attention in this matter.

Sincerely,

