

9 Marcus Place, Monsey, NY 10952

01/09/2025

RECEIVED  
VILLAGE OF WESLEY HILLS

JAN 17 2025

BUILDING,  
PLANNING & ZONING

Attached you will find an application to the Zoning Board of Appeals.  
We are looking for variances for a couple of non-conforming items.

We are requesting greater building coverage than allowed. The village requires .10 while the existing conditions are 0.111. We are requesting 0.120. The village requires a minimum lot area of 35,000 SF while the existing and proposed conditions are 30,000. The village requires a minimum lot frontage of 100 while the existing and proposed conditions are 125. The village requires a minimum total side yard of 60 while the existing and proposed conditions are 59.9. The village requires a maximum impervious surface ratio of 0.25 while the existing and proposed conditions are 0.409. The village requires a maximum front yard impervious surface ratio of 0.20 while the existing conditions are 0.277 and the proposed conditions are 0.269.