

03/13/2024



6 Terrace Rd, Suffern, NY 10901 32.19-1-53

PROJECT DESCRIPTION

The applicant proposes to demolish the existing house and construct a new single-family home of 3,808 sf. The first floor will include a dining room, living room, kitchen, and a 1 car garage. The second floor will include 5 bedrooms.

The lot is non-conforming as it's only 24,914 sf and 50,000 sf is required. Furthermore, it's a corner lot and therefore has 2 front yards. The existing house is an existing non-conforming condition as it is closer to the front property lines than allowed in the R-50 zone. Per Wesley Hills zoning, any changes to an existing non-conforming condition requires a variance, thereby forcing the applicant to seek variances regardless of the proposal.

The applicant seeks the following variances:

1. **Required Lot Size:** 50,000 sf
Provided lot size: 24,914 sf (Existing)
2. **Required Effective Square:** 150 ft
Provided Effective Square: 55 ft (Existing)
3. **Required Front Yard (Serpen):** 50 ft
Proposed Front Yard: 24.2 ft (Existing)
4. **Required Front Yard (Terrace):** 50 ft
Proposed Front Yard: 23.1 ft (Existing)
5. **Maximum Front Yard Impervious Surface:** 15%
Proposed Front Yard Impervious Surface: 15.9%
6. **Maximum Building Coverage:** 11%
Proposed Building Coverage: 12.5%