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December 18, 2024

Village of New Hempstead  
108 Old Schoolhouse Road, New City,  
New Hempstead, NY 10956

Re: 27 Terri Lee Lane  
Tax Lot # 42.10-1-50  
Town of Ramapo, County of Rockland, Village of New Hempstead, NY 10977

### **NARRATIVE FOR 27 TERRI LEE LANE,**

#### **Project Proposal**

We respectfully submit this application for the proposed modifications to the property at 27 Terri Lee Lane. The proposed changes are as follows:

1. **Addition to the Existing Dwelling:**
  - A 630-square-foot addition will be constructed on the left side of the existing 1.5-story single-family framed dwelling.
  - The addition will enhance the functionality and living space of the home while maintaining its aesthetic and structural harmony with the neighborhood.
  - A deck will be added behind the proposed addition, creating a usable outdoor space for the residents.
2. **Construction of a Secondary Structure:**
  - A secondary structure measuring approximately 990 square feet is proposed for recreational uses and/or home occupational services.
  - This structure complies with zoning regulations, remaining under the allowable 1,000 square feet and 20 feet in height, ensuring it adheres to as-of-right standards.

These enhancements are designed with care and consideration for the property's surroundings, ensuring compatibility with the existing neighborhood character.

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#### **Justification for Area Variances**

We acknowledge the necessity of requesting variances and respectfully ask the Board to consider the following points as they evaluate this application:

**1. Undesirable Change or Detriment to the Neighborhood:**

- The proposed addition and secondary structure will not create an undesirable change in the character of the neighborhood.
- The primary dwelling's addition is modest in size and aligns architecturally with the existing structure, ensuring that it complements the surrounding homes.
- The secondary structure, situated within allowable size and height limits, will not visually dominate the property or neighboring lots.

The enhancements are intended to maintain the residential charm and functionality of the property, contributing positively to the neighborhood's overall appeal.

**2. Feasible Alternatives to Variances:**

- The applicant has carefully considered alternatives, including reducing the scale of the proposed improvements. However, these alternatives would compromise the intended functionality and usability of the spaces.
- The size of the secondary structure is specifically designed to meet the needs of the applicant while adhering to as-of-right zoning regulations.

**3. Whether the Requested Variance is Substantial:**

- The variances requested are minor in scope, as they align closely with zoning requirements and involve slight deviations to accommodate practical property improvements.
- The secondary structure is well within permissible limits, while the addition's scale remains proportional to the existing dwelling and the overall lot size.

**4. Impact on Physical or Environmental Conditions:**

- The project is designed to minimize environmental impact. Measures such as proper drainage, adherence to building codes, and the preservation of green space will ensure that the improvements have no adverse effects on the neighborhood.
- The secondary structure's placement and design take into account the property's layout and natural features, avoiding disruption to neighboring properties or the surrounding environment.

**5. Whether the Alleged Difficulty was Self-Created:**

- While the proposed improvements are initiated by the applicant, they represent reasonable and customary efforts to enhance the property's functionality, comfort, and value.
- The variances sought are minimal and necessary to achieve these goals without excessive disruption or deviation from community standards.

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**Request for Consideration**

We respectfully ask the Board to consider the modest nature of the variances we are requesting and the care we have taken to ensure that these improvements align with the character of the neighborhood. The proposed enhancements:

- Maintain compliance with key zoning requirements.
- Minimize any potential impacts on neighbors or the environment.

- Reflect thoughtful planning that balances the homeowner's needs with the broader community's interests.

By granting these variances, the Board will enable the applicant to improve their property in a manner that respects both zoning regulations and the neighborhood's integrity. We deeply appreciate your consideration of this application and look forward to the opportunity to further discuss these proposals.

Respectfully submitted,

Very truly yours,

*Nachum Goldmunzer*

BlueLine USA Inc. – Applicant.