

# KIER B. LEVESQUE ARCHITECT

49 Third Avenue Nyack, New York 10960 845-358-2359

Zoning Board Appeals  
Village of Upper Nyack  
328 North Broadway  
Upper Nyack, NY 10960

October 10, 2023  
revised December 13, 2023

Re: 23 Westend Ave.  
Upper Nyack, NY 10960

Job # 202312

Board Chair,

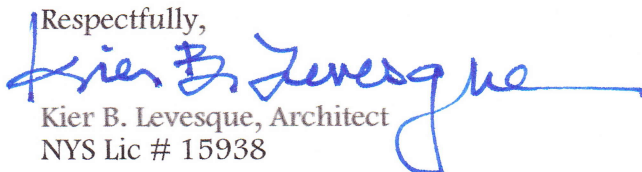
This application is for the replacement of an existing front porch (aka. covered stoop) with a new covered porch for the full width of the front. Access to this property is from the very end of Westend Ave in the Village of Nyack. The property was developed in 2016 by SMK Home Builders. A variance was granted to Julie Lifton for frontage on February 22, 1989. The new porch will require a front yard setback variance of 32.42' where 35' is required, **35.02 is existing** and FAR. The front yard variance required is 2.58'. To allow walking and passage by the box bay window on the right side of the front door on the new porch and sitting we set the front of the porch +/- 50" from the window. This will allow access to the porch directly from the driveway. The FAR requirement is new under the current zoning code. The existing FAR is 31% (3,948 sf) where 25% (3,144) is required. The proposed is 33% (4,109) with the added **159 net sf** new porch.

The front yard requested area variance is minimal and is the least amount needed for the intended use. The FAR variance is substantial with respect to the code but minimal under the current conditions that predated the current zoning code. Neither of these variances will alter the character of the neighborhood or be a detriment in any way. Pictures are attached.

As noted on the site plan the additional storm water generated by this project is minimal and requires no retention. Currently there is a sewer line cleanout in the landscaping on the east side of the existing porch. We will be relocating that cleanout into the new planting bed between the new porch and the new paver walkway.

Please let me know if there is additional information required prior to the hearing.

Respectfully,



Kier B. Levesque, Architect  
NYS Lic # 15938