

9/8/2022

402 N Broadway – Michelle Feit – 917-693-6847

Request for Planning Board Approval

On 7/6/2022 the Zoning Board granted an area variance of section 4.5.6.2.6 for the project described within.

The project is to widen the driveway so residents will no longer have to back out of driveway without clear sight line. The project includes replacing RR Tie Wall with a new retaining wall along north side of property and repaving driveway. New wall will be 24" inches at max height.

- 1) There will be no undesirable change or detriment to nearby properties. No visible change from the street or from neighbor's view.
- 2) The benefit cannot be achieved by some other feasible method without causing undesirable change to curb view, removal of trees and shrubs, and significant expense added to applicant.
- 3) The requested area variance is not substantial because:
  - Only 340 sq. ft. of expansion
  - Not adding to the height of the existing wall
  - Property coverage increase by merely 1.7%
- 4) There will be no adverse effect or impact on the physical or environmental conditions of the neighborhood. No trees or shrubs will be removed, not adverse impact to drainage.
- 5) The alleged difficulty was not self-created. The pre-existing driveway was built in 1966 and is already closer to the property line prior to the new zoning laws in 2022.

