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March 20, 2024

Zoning Board of Appeals
Village of Cold Spring
85 Main Street
Cold Spring, NY 10516

Re: Muste Residence
41 Morris Avenue
Variance Application

ZBA Board Members,

We are applying for a front yard variance along West Belvedere Street to build a porch addition to the existing residence at 41 Morris Avenue. The variance would allow a 20.2 ft. set-back, instead of the required 25 ft. set-back. As a corner lot, front yard set-backs are required along both Morris Avenue and West Belvedere Street, even though the existing house faces Morris Avenue.

We do not believe that this project will produce an undesirable change in the character of the neighborhood, nor will the project create a detriment to nearby properties. The proposed addition is in keeping with the character of the neighborhood in size, scale, use, and architectural style. While technically in one of the front yards, the proposed porch addition is on the side of the house and exceeds side yard requirements by over 10 ft.

The benefit sought cannot be achieved by any other method, because of the available area on the site.

The impact of the requested variance will not be substantial (less than 5 ft.).

The project will not have an adverse impact on the environmental condition of the neighborhood as the lot coverage / impervious area is within required parameters. The proposed addition will not disturb wildlife habitat.

Re: 41 Morris Avenue, Variance Application
March 20, 2024

Page 2 of 2

The difficulty is not self-created, because the addition is proposed at the side of the house where there is room.

Yours truly,

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cc: Vlad Muste