



April 29, 2025

To: Village of Spring Valley
Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Re: 14 Dorset Rd
Spring Valley, NY 10977
Tax Map Designation: Sec. 50.69-1-27

Subject: Narrative

The variance for a two-family home on this property was recently approved with a condition requiring only one center curb cut, rather than two separate curb cuts for each unit.

The owner would like to request that this condition be removed. We believe that two separate curb cuts are more appropriate for the following reasons:

1. **No Parking Zone** – The side of the street where my property is located is already designated as a no parking zone, so this condition does not impact available on-street parking.
2. **Functional Layout** – The design of my home includes a center entrance for one unit and a side entrance for the second unit (similar to 21 Dorset Road). A center curb cut would not function well with only 12 feet of space in front of the house.
3. **Garage Access** – I plan to include a garage on one side of the property (like 21 Dorset), which is incompatible with a single center cut.
4. **Neighborhood Character and Aesthetics** – Two curb cuts are more in line with the surrounding properties (e.g., 21 Dorset, 8 Dorset, and 13 Dorset), and avoid the less visually appealing streetscape seen in areas like Collins/North Cole. This layout also allows for enhanced landscaping options.
5. **Owner-Occupied** – This property is not being developed solely for resale or commercial purposes—the main unit will be owner-occupied. That's why the appearance of the property is particularly important to me, and I have a strong personal interest in ensuring it's done thoughtfully and with care.



6. **Driveway Design** – While the two curb cuts would be narrower at the curb—helping preserve more street frontage than a typical wider center cut—they would widen on the property, allowing for vehicles to turn around and exit safely, in line with the ZBA’s concerns.

EXHIBIT A:



Thank you for your consideration to this matter!