



9.9.25

4 Yale Dr, Spring Valley, NY 10977
49.75-1-7

PROJECT DESCRIPTION

The applicant proposes the construction of an approximately 3,750 sq. ft. addition to the existing single-family home. The addition includes new living space, mikvah/sauna, elevator, bar kitchen, library, Kids space and laundry room.

The owner's elderly mother resides in the house, and the requested variance will allow all of the children and grandchildren to visit, accommodating the needs of the extended family.

The applicant is requesting the following variances:

1. Front Yard:
 - Required: 25'
 - Proposed: 16'

2. Side Yard:
 - Required: 15'
 - Proposed: 6'

3. Total Side Yard:
 - Required: 30'
 - Proposed: 14'

4. Floor Area Ratio:
 - Required: 0.65
 - Proposed: 0.992