

Hassler Residence Renovation & Addition
850 Rushmore Ave., Mamaroneck, NY 10543
Section: 9, Block: 97A, Lot: 9
Zone: R-15

4/5/2023

Planning Board Site Plan Variance Application - Variance Considerations

In accordance with the Village of Mamaroneck Code, Chapter 186 Flood Damage Prevention, Section 6 Variance Procedure, below please find our considerations (**emboldened**) in respect to the pertinent items enumerated below:

§ 186-6(B). Conditions for variances.

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items § 186-6A(4)(a) through (g) have been fully considered.

Variance Procedure.

§ 186-6(A). Appeals board.

- (1) The Planning Board as established by the Village of Mamaroneck shall hear and decide appeals and requests for variances from the requirements of this article.
- (4) In passing upon such applications, the Planning Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this article and:
 - (a) The danger that materials may be swept onto other lands to the injury of others;

The existing property is essentially flat and the proposed improvements will not alter grades in ways that will divert materials onto other lands that would potentially injure others. The completed site grades and topography will be very similar to the existing conditions.

- (b) The danger to life and property due to flooding or erosion damage;

The existing property is essentially flat and the proposed improvements will not alter grades in ways that will promote erosion of flooding. The completed site grades and topography will be very similar to the existing conditions. The proposed design reduces flood storage volume, provides storm water management and flood storage mitigations.

- (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

All proposed additions will be elevated above the BFE as required. The existing residence will remain at the current elevation. However, the existing rear door leading from basement to backyard is proposed to be removed and the foundation wall closed and backfilled to prevent flooding in the residence.

- (d) The importance of the services provided by the proposed facility to the community;

The existing residence sits as originally constructed in the 1950's. The area surrounding the property is experiencing significant renovations of other residences. The proposed design is in keeping with the current vernacular being constructed and can be considered an additional enhancement to the surrounding neighborhood and community.

- (e) The necessity to the facility of a waterfront location, where applicable;

Not applicable.

- (f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

The entire property is located within the 100-year Floodplain Zone AE and is essentially flat. Given the restrictive size of the site (11,520 SF/ .26 acres) there are no other viable locations for the proposed project which would not be subject flooding and erosion damage. The completed site grades and topography will be very similar to the existing conditions.

- (g) The compatibility of the proposed use with existing and anticipated development;

The use of the property has always been a single-family residence. The proposed project does not propose any changes in use. The proposed use is in keeping with the local zoning and can be considered an additional enhancement to any existing or anticipated developments in the surrounding neighborhood and community.