



# TOWN of GREENBURGH

## DEPARTMENT OF BUILDINGS

177 Hillside Avenue, Greenburgh, New York 10607

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(914) 993 - 1570

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November 2, 2022

### LETTER OF PERMIT DENIAL

**Property Description:** 7.410-229-1

**Property Location:** 128 Florence Ave

**Owner:** Pascal A. Amoah

**Address:** 128 Florence Ave  
White Plains, NY 10607

To Whom it May Concern:

In regard to your Application for a Building Permit to construct a two-family residence on your property as referenced above, the following facts are noted. This property is located in a R-5 LTF Single-Family Residence District. Your request requires a use variance subject to the following requirements pursuant to Section 267-(b)(2)(b) of New York State Town Law. In order to obtain a use variance, you must demonstrate to the Zoning Board of Appeals that:

- (1). You cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- (2). The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- (3). That the requested use variance, if granted, will not alter the essential character of the neighborhood;
- (4). That the alleged hardship has not been self-created.

In view of your deviation from the requirements of the Ordinance, your Application for a Building Permit is hereby **DENIED**. Please be advised if you wish to proceed with your request, you may, within sixty days of this letter, apply for a variance from the above provisions to the Zoning Board of Appeals.

Very truly yours,

  
Kevin Doyle  
Interim Building Inspector:

Carole Walker, Secretary to the Zoning Board of Appeals  
Judith Beville, Town Clerk