

## VILLAGE OF IRVINGTON

85 MAIN STREET  
IRVINGTON, NEW YORK 10533  
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May 26, 2021

Steven Ivkoscic  
117 Main Street  
Irvington, New York 10533

Re: Application for a Variance; Sheet 2.50; Block 22; Lot 8

Dear Mr. Ivkoscic:

This will confirm that at its meeting last night the Zoning Board of Appeals voted unanimously to grant your request for a variance from the provisions of §224-191 (proposed construction of a sign on or projecting from the exterior wall of a building above the second story) of the Irvington Zoning Code ("Code"), in order to install a sign at the above referenced property.

The Board concluded that the benefit to you from granting the variance outweighed any detriment to the health, safety and welfare of the neighborhood or community. In particular, the Board found that granting the variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The variance requested is modest and would have minimal impact on neighboring properties.

The Board also found that the benefit that you seek could not feasibly be achieved by any method other than a variance. Finally, the Board found that your requested variance would not adversely affect the physical or environmental conditions of your neighborhood or district.

For these reasons, the Board voted to grant your request and your application is hereby granted to vary the requirements of the above cited section of the Code to permit the installation of the sign in accordance with plans submitted at the hearing and made a part of the record herein.

The granting of this variance is not a substitute for a building permit. Construction may not commence until the Building Inspector issues a valid building permit. The Building Inspector may be contacted at 591-8335 for further assistance.

Very truly yours,

Sarah Gardner  
Chairman  
Irvington Zoning Board

cc: Zoning Board Members and Alternates  
Sarah Palermo, Clerk  
Edward Marron, Jr., Building Inspector