

## Village of Montbello

### Zoning Board of Appeals

|                   |  |
|-------------------|--|
| Property Address: | 3 Henry Court, Montbello, NY               |
| Owner:            | Jacob Goldberger                           |
| Application Type: | Area Variance – Building Coverage          |
| Requested Relief: | 5% increase in permitted building coverage |
| Date:             | February 08, 2026                          |

#### Narrative Statement

The applicant respectfully requests an area variance for a 5% increase in building coverage for the existing single-family residence located at 3 Henry Court. The practical difficulty results from the existing lot configuration and pre-existing development conditions, which limit reasonable use of the property in strict compliance with the building coverage requirement. The requested increase is minor and represents the minimum relief necessary to allow reasonable use of the property. The proposed improvement will not change the character of the neighborhood, will not create any adverse impact on surrounding properties, and will not affect drainage, light, air, or open space. The project complies with all other applicable zoning and building code requirements. Granting this variance will maintain the intent of the zoning code while allowing a reasonable and modest improvement to the property.