

**Ashley Ross**  
115 White Plains Road  
Bronxville, NY 10708

October 25, 2021

**By E-Mail and Hand Delivery**

Bronxville Zoning Board of Appeals  
200 Pondfield Road  
Bronxville, NY 10708

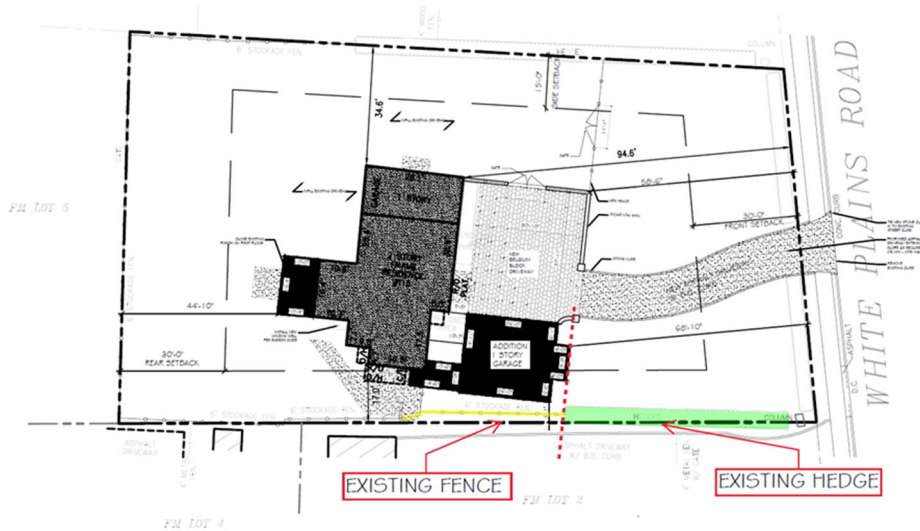
*Re: Application ALT-171-21, 115 White Plains Road*

Dear Members of the Bronxville Zoning Board of Appeals:

I, Ashley Ross, along with my husband, Ian Ross, and our new daughter Eva Ross, are the proud owners of our new home at 115 White Plains Road. I write to clarify the record as to the personal character of my family, our intentions with respect to our home, and the request for a variance that was recently submitted on our behalf by our architect, Anderson Kenny, A.I.A.

On October 25, 2021, our new neighbor, James R. Maxeiner, wrote a lengthy letter to this Board of Appeals, seeking denial of our application to the town. In that letter, Mr. Maxeiner made various insinuations and accusations, which were not only wrong, but have made us feel wholly unwelcome in our new town. First, while we are a youthful family (as are many new families in Bronxville), we are not trying to sell our home to a “youthful purchaser” “in a year-or-two” as Mr. Maxeiner alleges. Rather, we picked Bronxville for its charm, its excellent public schools, and the sense of community we felt when looking at homes. We intend to remain here, and raise our daughter here. We too are a Bronxville family. So important was it to us that our proposed garage continue the aesthetic charm of our home, that we sought an architect who could make the garage look like the existing Tudor-style house, and have sought out antique terracotta shingles to ensure the roof looks the same as the main house.

Second, Mr. Maxeiner spends significant time in his letter alleging that our proposed garage will cover his view of our front yard. It appears he has not understood the drawings. To be clear, the proposal as submitted seeks a garage, which should not cover Mr. Maxeiner’s windows. As shown in the following image from the site survey (submitted as part of our package), the proposal seeks to have a garage that ends just past the stockade fence (see red line relative to yellow stockade fence and green hedges).



## SITE DEVELOPMENT PLAN

But as can be seen in the following photo, which shows the fence stopping before Mr. Maxeiner's windows, Mr. Maxeiner's concerns about the proposed structure covering his view of our property from the main house are unfounded:



In fact, our proposal should improve the view from Mr. Maxeiner's home, removing the large swath of asphalt stretching across the front of the house, and replacing it with a shorter driveway and therefore more greenery.

Third, and perhaps most distressingly, Mr. Maxeiner alleges our application of containing “material and possibly fraudulent misstatements.” This is wholly untrue.

Mr. Maxeiner alleges that the statement in our application that “our garage addition would be adjacent to our neighbors’ garage” is false. But this statement is true. The structure of our garage will be near Mr. Maxeiner’s garage. This is shown in the figures submitted with our application. Mr. Maxeiner appears to be putting words in our mouths, as saying the garage will directly abut his garage. We have not said this, and besides, the application contains the drawings showing the location of the garage, in relation to Mr. Maxeiner’s property. No such misstatements have been made.

Fourth, Mr. Maxeiner has also indicated he should have received notice of our proposal earlier. We sent our letters via certified mail upon receiving notice that we would be on the agenda for the Board’s October meeting. We have now realized that, in accordance with the provisions enacted this year, we should have provided notice within 10 days of the original filing. The VOB also noted that it is a new process, and the Secretary to the Planning and Zoning Board told us they are still learning its requirements as well. Either way, we have made a mistake in this regard. Should the Board wish, we would be happy to take steps that the Board deems appropriate to correct our error.

Fifth, Mr. Maxeiner cites to portions of the Bronxville Code accessory structures on the front of the house. Bronxville Code §310-10(D). This is precisely why we have sought the current variance. The Bronxville Code contemplates such variances in certain circumstances, devoting an entire article VII to such matters. And far from “disfiguring” our property, the structure proposed will meld with, and enhance the current property.

Throughout his narrative, Mr. Maxeiner ignores that his own garage is *on* the property line, mere inches from our fence:



While we understand that, because it is detached, it may not fall within the same requirements of our own proposal, we, just as Mr. Maxeiner, are not seeking to “render...nugatory” the code with our garage. To the contrary, we, through Mr. Kenny, have worked diligently with the town (via persons including Paul Taft), to try to make our property useful, while also abiding by the laws of the town.

Finally, part of the reason that we hired Mr. Kenny to be our architect is that he has extensive knowledge of Bronxville and its history. He has completed several projects in the Village. He served on the Historical Conservancy Board, and was instrumental in refurbishing the road signs and yellow brick roads. He was part of the design committee for the John F. Kennedy memorial next to Village Hall, and he sometimes lectures about William Bates and Charles Bowman at different residences in the Village. He also designed the bronze plaque for the Historical Conservancy award. We have complete faith in his desire to maintain the integrity of our property for the betterment of the Village as a whole.

Referencing a precedent from the Bowman studio located at the corner of Pondfield Road and White Plains Road, Mr. Kenny designed a hedge-lined motor court paved with Belgian block and a carriage house that echoes the aesthetic of the existing house in seamless fashion. I understand from Mr. Kenny that this type of treatment was common of Tudor revival homes of the period. The carefully detailed addition and removal of extensive hardscape and asphalt currently on the property will create better curb appeal, a charming welcome for our family and guests, a safer environment for our infant daughter, and more permeable landscape that is better for the infrastructure of the Village and the environment at large. The following is a rendering of what we hope our home will look like, should the Board approve our application:



Thank you for your consideration of our application, and your time in reading this letter. Should you have further questions, Mr. Kenny or I would be happy to answer them.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR' with a long horizontal stroke extending to the right.

Ashley Ross