

Village of Bronxville Zoning Board of Appeals Exhibit Listing Sheet

Project:

Proposed Terrace  
Min Residence  
3 Leonard Road  
Bronxville, NY 10708

- Exhibit #1- Zoning Board of Appeals Application
- Exhibit #2- Plan Review Comments, (denial letter) dated December 16<sup>th</sup>, 2021
- Exhibit #3- Architectural Drawings including sheets:
  - S-1 Site Plan and Zoning Analysis
  - A-1 Terrace Plans
  - A-2 Terrace Exterior Elevations
  - A-3 Elevations and Electrical Plan
  - A-4 Photographs
  - A-5 Proposed Rendering
- Exhibit #4- Survey
- Exhibit #5- Notice of Public Hearing
- Exhibit #6- Location Map
- Exhibit #7 Mailing List
- Exhibit #8 Certified Mailings/ Affidavit of Mailing Legal Notice
- Exhibit #9 Neighbor Letter of Support



When did present owner acquire title? June 2010

Was the title acquired by purchase: ( **Yes** or No ), If so from whom? Mrs. E. Flanagan

Are you seeking a variance from the provisions of the ordinance? ( **Yes** or No )

If so, from which ordinance, from which provision thereof and to what extent? \_\_\_\_\_

Building Coverage exceeds the allowed 22.5%. As per Village of Bronxville Municipal Code Section 310-09E,

The Maximum Building Coverage is 22.5%. Existing Building Coverage is 23.7%. Proposed Building Coverage is 26.1%. A variance is sought for proposed Building Coverage that is 3.6% over the allowable.

If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? (Yes or **No** ) If so, in what respect and what is the cause of the difference?

No.

Does the owner of the premises involved in this application own any contiguous property? (Yes or **No**)

If so, in what respect and what is the cause of the difference? No.

Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Zoning Compliance Analysis

Property Address: 3 Leonard Road

Zoning District: Residence AA

Flood Zone: Yes:  No:

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	Single Family	Single Family	Single Family	Conforming
LOT AREA	15,000	20,700	20,700	Conforming
LOT WIDTH	100'	145.36'	145.36'	Conforming
LOT DEPTH	120'	140'	140'	Conforming
FRONT YARD	35'	31'-9 1/2"	31'-9 1/2"	Conforming
SIDE YARD #1	15'/35' <small>min.one side/total two sides</small>	15'-3"/46'-11"	15'-3"/46'-11"	Conforming
SIDE YARD #2	15'/35' <small>min.one side/total two sides</small>	15'-3"/46'-11"	15'-3"/46'-11"	Conforming
REAR YARD	32"	78'-4 3/4"	78'-4 3/4"	Conforming
HEIGHT (Feet & Stories)	30' 2 1/2 Story	--	--	--
BUILDING COVERAGE	22.5%	23.7%	26.1%	Variance required
USABLE OPEN SPACE	55%	72.5%	70.1%	Conforming
F.A.R.	0.269 5442.9	--	--	--
PARKING	2	2	2	Conforming

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.

**Form Prepared By:** \_\_\_\_\_ **Name (Print):** \_\_\_\_\_

**Signature:** \_\_\_\_\_

VILLAGE OF BRONXVILLE  
Department of Buildings  
200 Pondfield Road  
(914) 337-7338  
(914) 337-0158 (Fax)

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 238-21  
**DATE RECEIVED:** December 10, 2021  
**LOCATION:** 3 Leonard Road  
**SBL:** 23./3/3  
**APPLICANT NAME:** JDS Custom Homes Inc.  
**APPLICANT ADDRESS:** 11 Park Avenue Terrace  
Yonkers, NY 10703

**DESCRIPTION OF WORK :** New bluestone patio with outdoor kitchen, fire pit, and stair to grade. Proposed removal of existing masonry guard wall at bluestone walk. Repair of existing walk and steps, and new metal safety railing to match existing.

**DISAPPROVED December 16, 2021, FOR THE FOLLOWING:**

Your revised application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

**ZONING CODE REVIEW** (Section Numbers refer to Village Code of 1981)

1) Building coverage exceeds that allowed by Village of Bronxville Municipal Code 310-09 AA 22.5 % allowed; existing (pre-existing non-conforming) 23.7%; Proposed 26.1%. Variance required 3.6% Building Coverage

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

**APPLICATION REVIEW**

Plumbing Permit, electrical permit, summary project statement

**PLAN REVIEW**

Detail 2020 NY State Residential Building Code as code in effect for proposed work



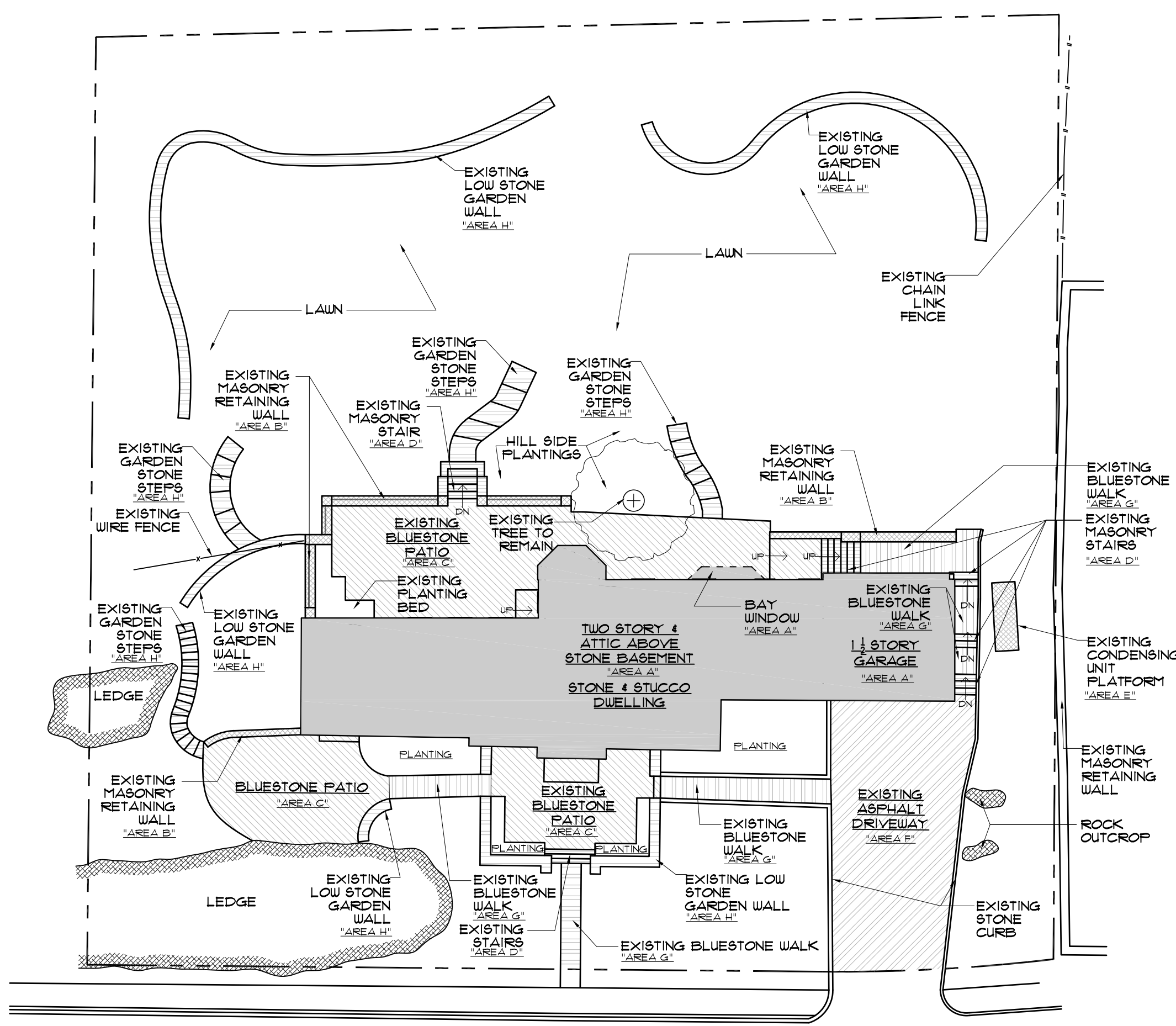
Paul Taft  
Building Inspector



VILLAGE OF BRONXVILLE  
Department of Buildings  
200 Pondfield Road  
(914) 337-7338  
(914) 337-0158 (Fax)


**Attach additional sheets as required**

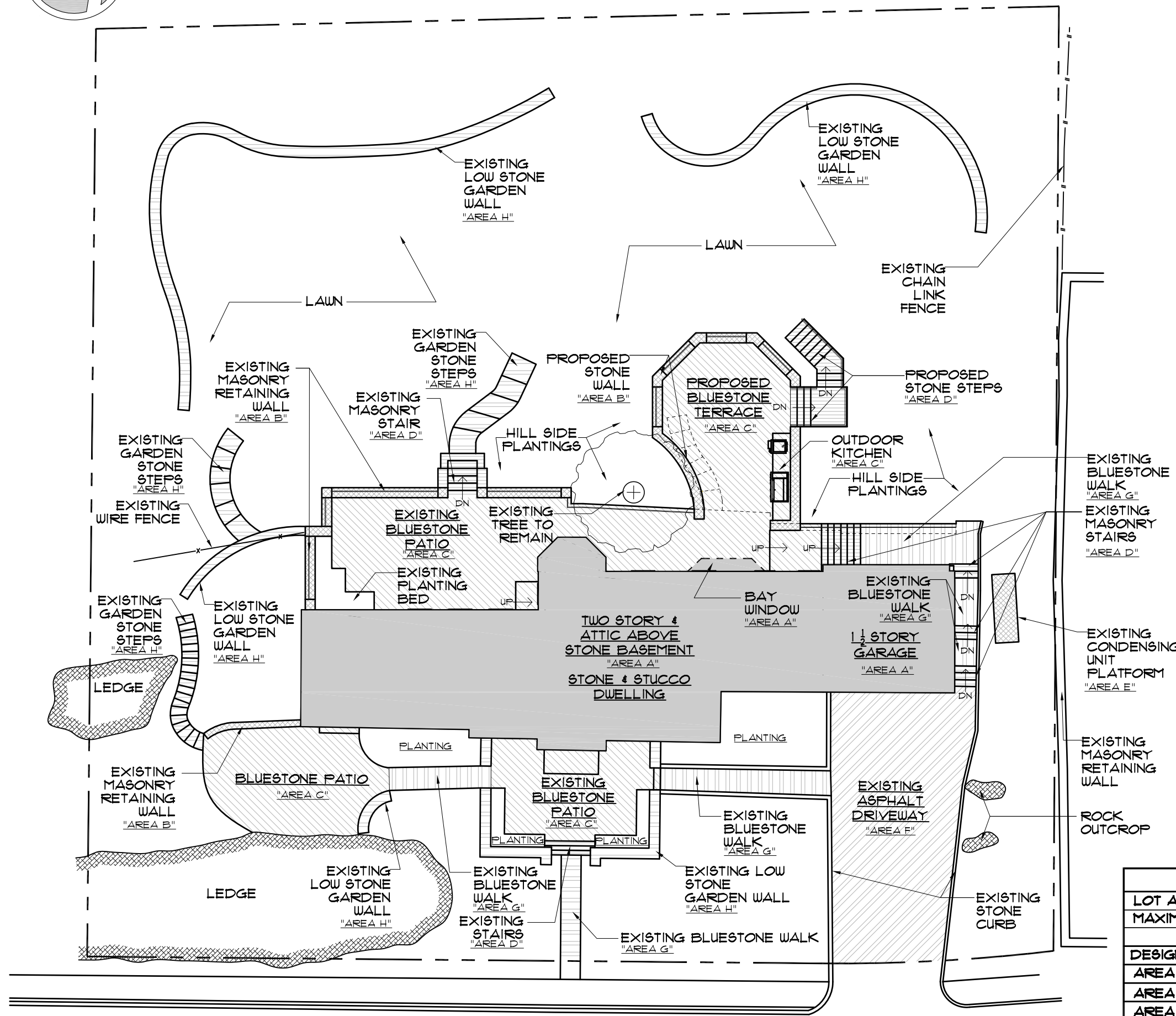




LEONARD ROAD

EXISTING BUILDING COVERAGE AND OPEN SPACE PLAN

SCALE: 1/16"=1'-0"



LEONARD ROAD

PROPOSED BUILDING COVERAGE AND OPEN SPACE PLAN

SCALE: 1/16"=1'-0"

BUILDING COVERAGE CALCULATIONS			
LOT AREA = 20,100 SQ. FT.			
MAXIMUM BUILDING COVERAGE = (20,100 X 22%) = 4,422 SQ. FT.			
DESIGNATION	AREA	EXISTING	PROPOSED
AREA "A"	HOUSE	2098.9	2098.9
AREA "B"	RETAINING WALLS	130.5	191.2
AREA "C"	PATIOS/TERRACES	1524.1	1937.8
AREA "D"	MASONRY STAIRS	119.1	214.1
AREA "E"	CONDENSING UNITS	36.2	36.2
AREA "G"	BLUESTONE WALKS	319.2	340.5
AREA "H"	LOW STONE GARDEN WALLS AND STONE STEPS	668.6	585.7
TOTAL COVERED AREA		4896.6 OR 23.1%	5411 OR 26.1%

OPEN SPACE CALCULATIONS			
LOT AREA = 20,100 SQ. FT.			
MINIMUM OPEN SPACE REQUIRED = (20,100 X 55%) = 11,055 SQ. FT.			
DESIGNATION	AREA	EXISTING	PROPOSED
AREA "A"	HOUSE	2098.9	2098.9
AREA "B"	RETAINING WALLS	130.5	191.2
AREA "C"	PATIOS/TERRACES	1524.1	1937.8
AREA "D"	MASONRY STAIRS	119.1	214.1
AREA "E"	CONDENSING UNITS	36.2	36.2
AREA "G"	BLUESTONE WALKS	319.2	340.5
AREA "H"	LOW STONE GARDEN WALLS AND STONE STEPS	668.6	585.7
TOTAL COVERED AREA		5,602.8 OR 27.5%	6,191.2 OR 29.3%
TOTAL OPEN AREA		15,017.2 OR 72.5%	14,508.8 OR 70.7%

LEONARD ROAD

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

DRAWING LIST

- S-1 SITE PLAN & ZONING ANALYSIS
- A-1 TERRACE PLANS
- A-2 TERRACE EXTERIOR ELEVATIONS
- A-3 ELEVATIONS & ELECTRICAL PLAN

SITE PLAN & ZONING ANALYSIS

SCALE:

MIN RESIDENCE  
3 LEONARD ROAD  
BRONXVILLE, NY

ERICA ELLENBERGER ARCHITECT P.C.  
66 PALMER AVENUE, STE. 32C  
BRONXVILLE, NY 10708  
914-275-5172  
ERICA@ELLENBERGERARCHITECT.COM

DATE: 11-22-21

REVISIONS:

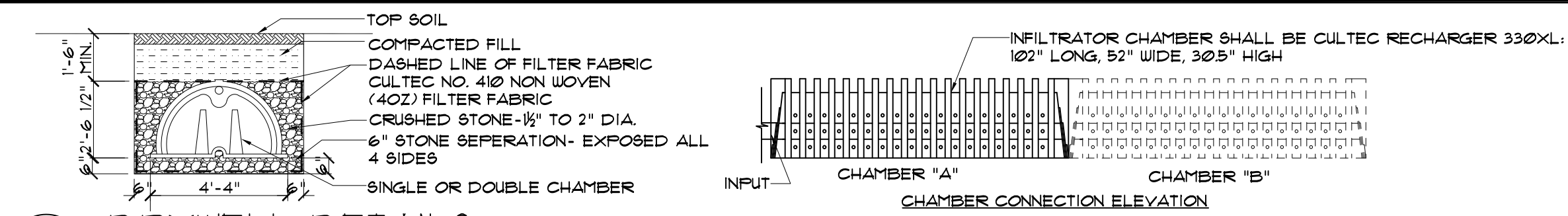
DRAWN BY: EME

DWG. NO.:

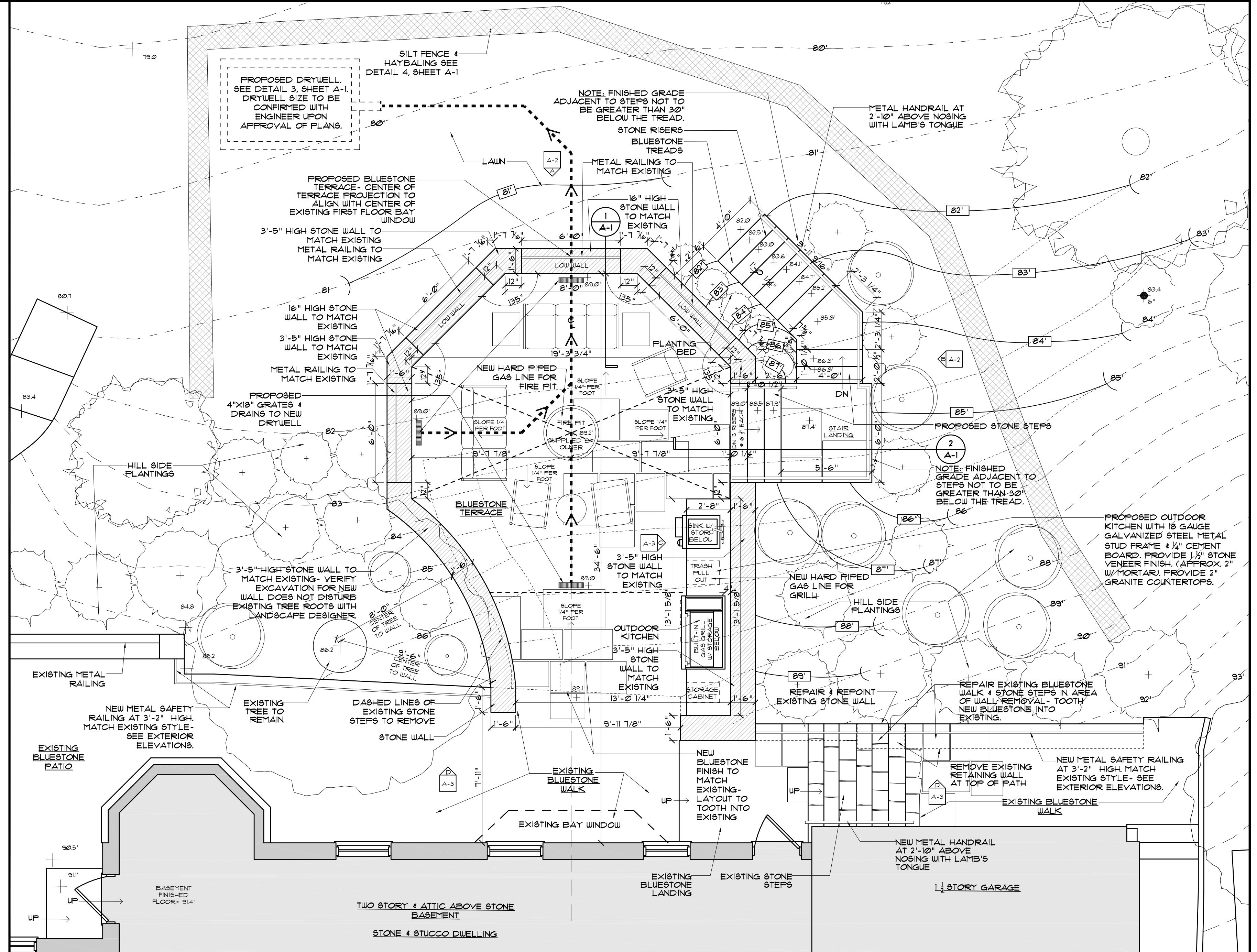
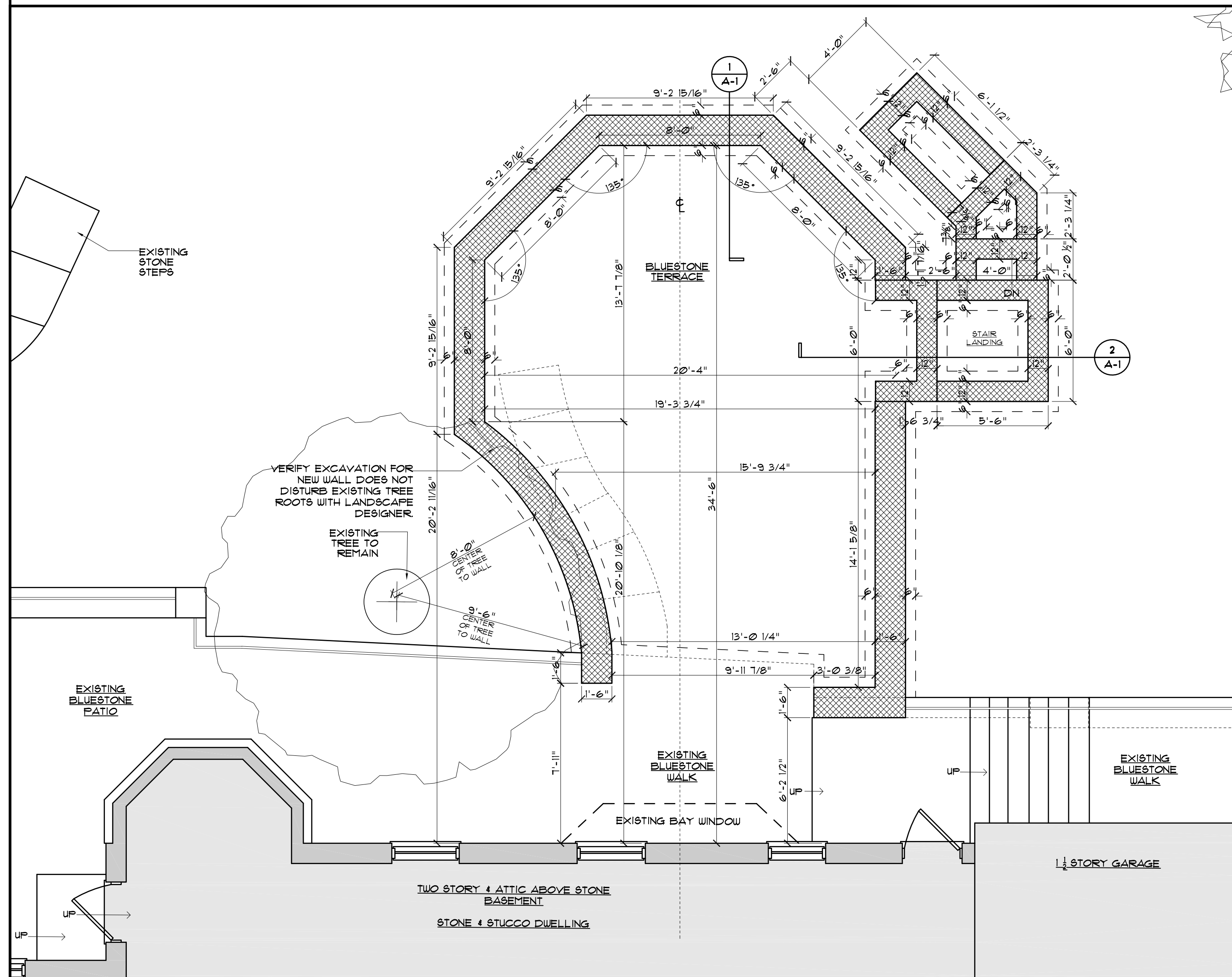
S-1

This drawing is the property of the Architect and has been prepared specifically for the owner for this project at this site and is not to be used for any other purpose. Location or owner without written consent of the Architect.





**3 DRYWELL DETAILS**  
SCALE: NTS



**PROPOSED TERRACE FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

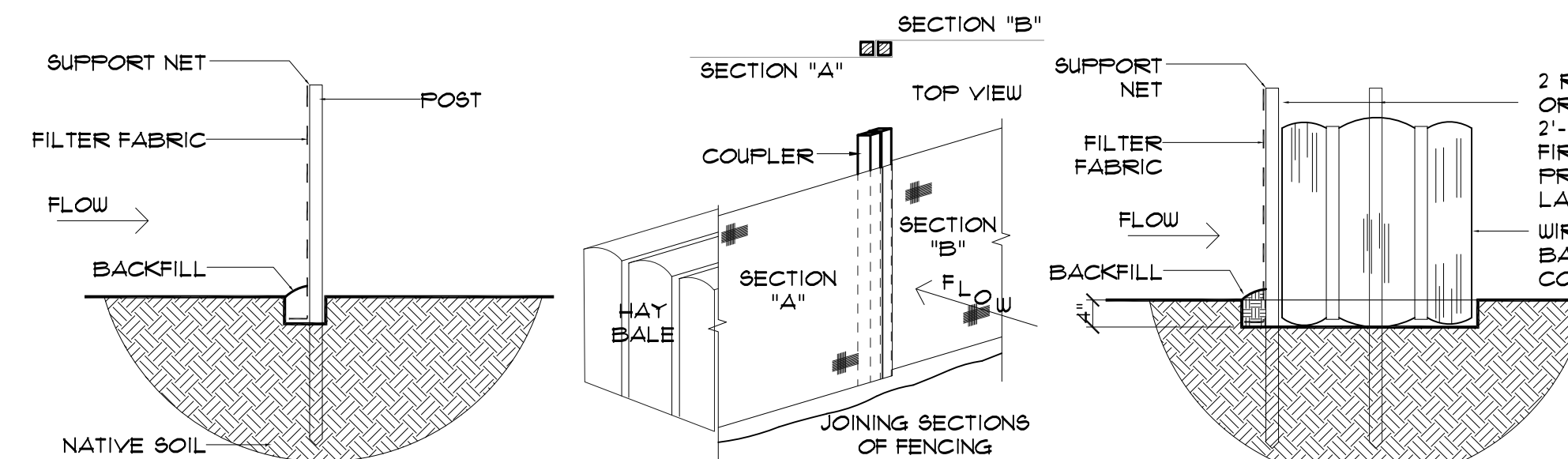
**PROPOSED BLUESTONE TERRACE PLAN**  
SCALE: 1/4"=1'-0"

**SILT FENCE INSTALLATION NOTES:**

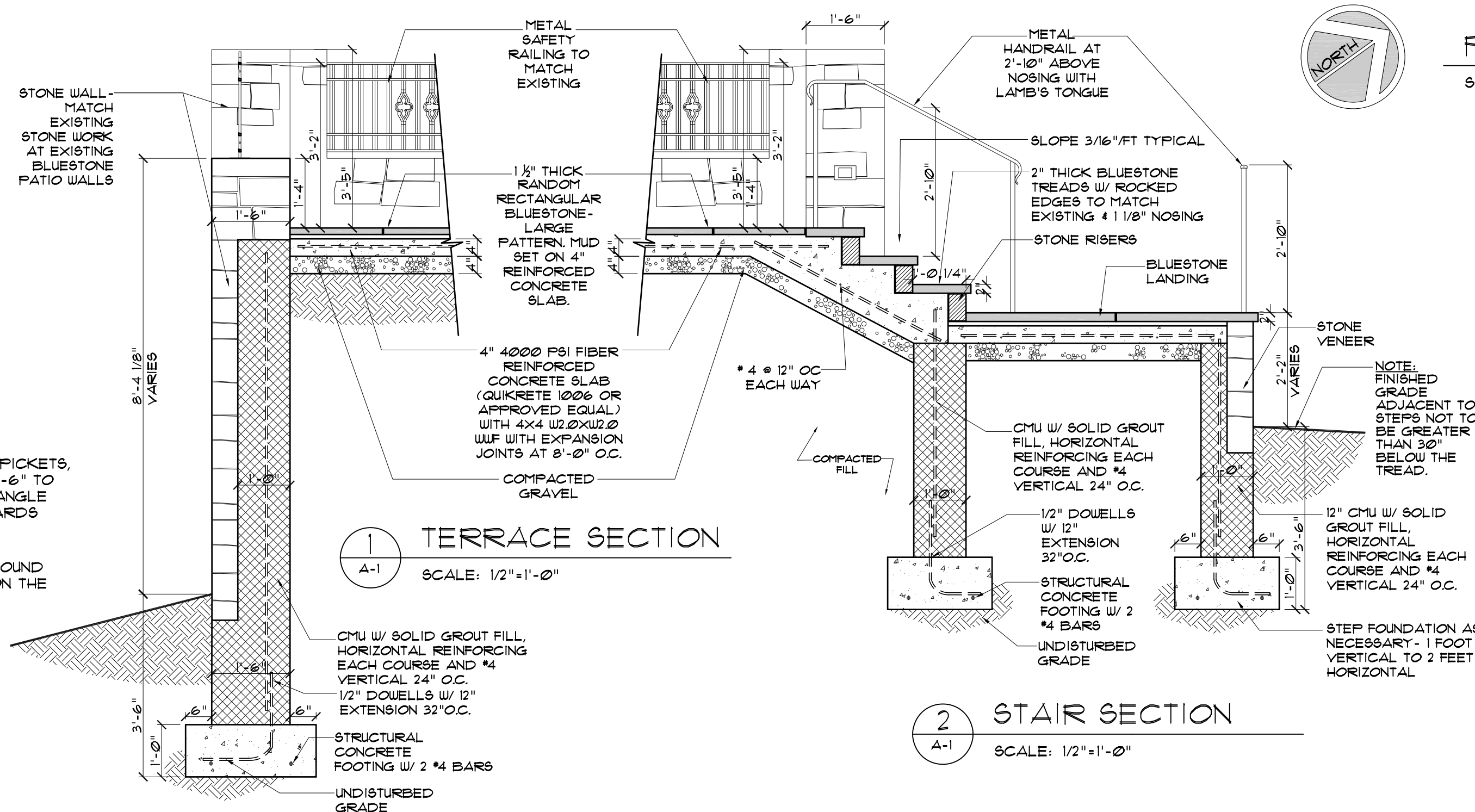
1. EXCAVATE A 4"x4" TRENCH ALONG FLOW SIDE OF HAY BALES
2. UNROLL A SECTION AT A TIME POSITION THE POST AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW)
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2" FROM THE TRENCH BOTTOM
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN

**HAYBALE INSTALLATION NOTES:**

1. BALES SHALL BE PLACED IN A ROW WITH END TIGHTLY ABUTTING THE ADJACENT BALES
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4"
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**4 SILT FENCE DETAILS**  
SCALE: NTS



**1 TERRACE SECTION**  
SCALE: 1/2"=1'-0"

**2 STAIR SECTION**  
SCALE: 1/2"=1'-0"

PLAN SYMBOL SCHEDULE		
	EXISTING CONSTRUCTION TO BE REMOVED	
	EXISTING CONSTRUCTION TO REMAIN	
	CONSTRUCTION ABOVE OR BELOW PLAN PLANE	
	STONE	
	CONCRETE MASONRY UNITS	
	STRUCTURAL CONCRETE	

**TERRACE PLANS**

MIN RESIDENCE  
3 LEONARD ROAD  
BRONXVILLE, NY

SCALE:

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ERICA ELLENBERGER ARCHITECT P.C.

66 PALMER AVENUE, STE. 32C  
BRONXVILLE, NY 10708  
914-275-5172

ERICA@ELLENBERGERARCHITECT.COM

DATE: 11-22-21

REVISIONS:

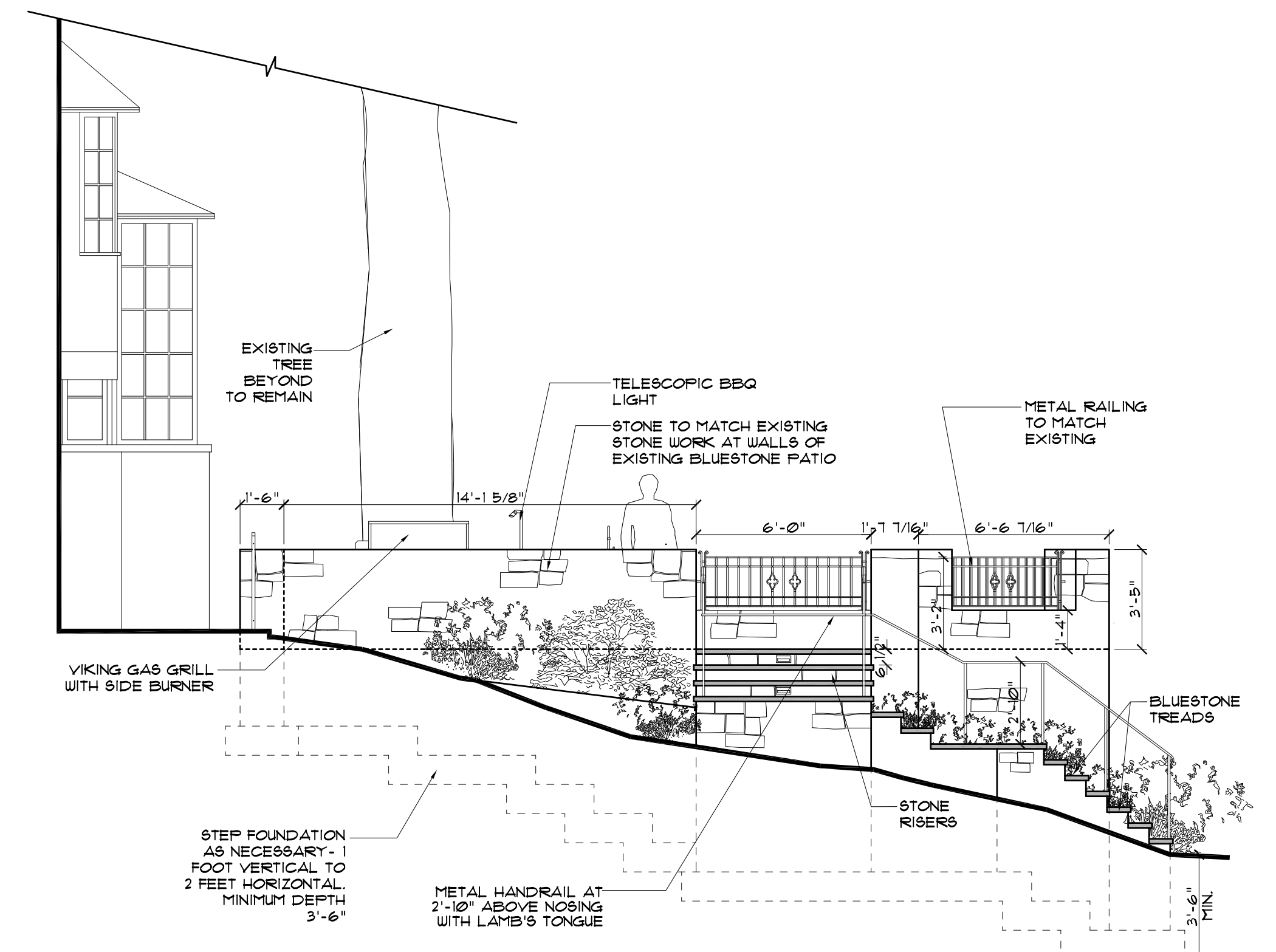
DRAWN BY: EME

DWG. NO.:

A-1



**A** REAR TERRACE ELEVATION  
SCALE: 1/4"=1'-0"



**B** SIDE TERRACE ELEVATION  
SCALE: 1/4"=1'-0"

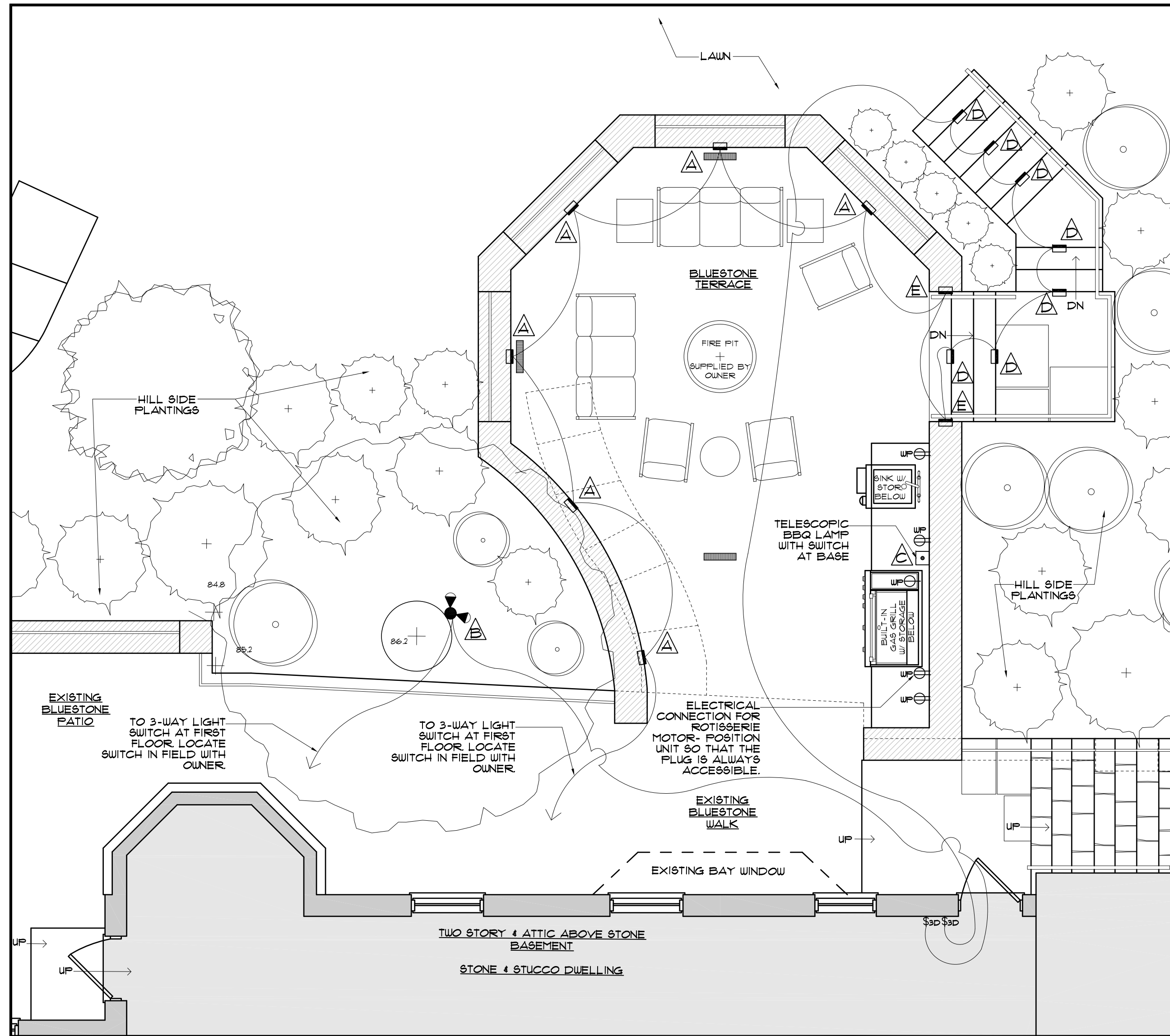
NOTE: FINISHED GRADE ADJACENT TO STEPS NOT TO BE GREATER THAN 30" BELOW THE TREAD.

STEP FOUNDATION AS NECESSARY - 1 FOOT VERTICAL TO 2 FEET HORIZONTAL MINIMUM DEPTH 3'-6"

PROPOSED BLUESTONE TERRACE - CENTER OF TERRACE PROJECTION TO ALIGN WITH CENTER OF EXISTING FIRST FLOOR BAY WINDOW

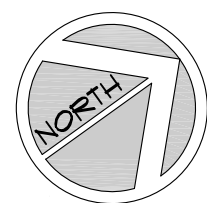
<b>TERRACE EXTERIOR ELEVATIONS</b>		SCALE:
MIN RESIDENCE 3 LEONARD ROAD BRONXVILLE, NY		This drawing is the property of the Architect and has been prepared specifically for the owner for this project at this site and is not to be used for any other purpose. Location or owner without written consent of the Architect.
ERICA ELLENBERGER ARCHITECT P.C.		DATE: 11-22-21
66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM		REVISIONS:
		DRAWN BY: EME
		DWG. NO:
		A-2





PROPOSED TERRACE ELECTRICAL PLAN

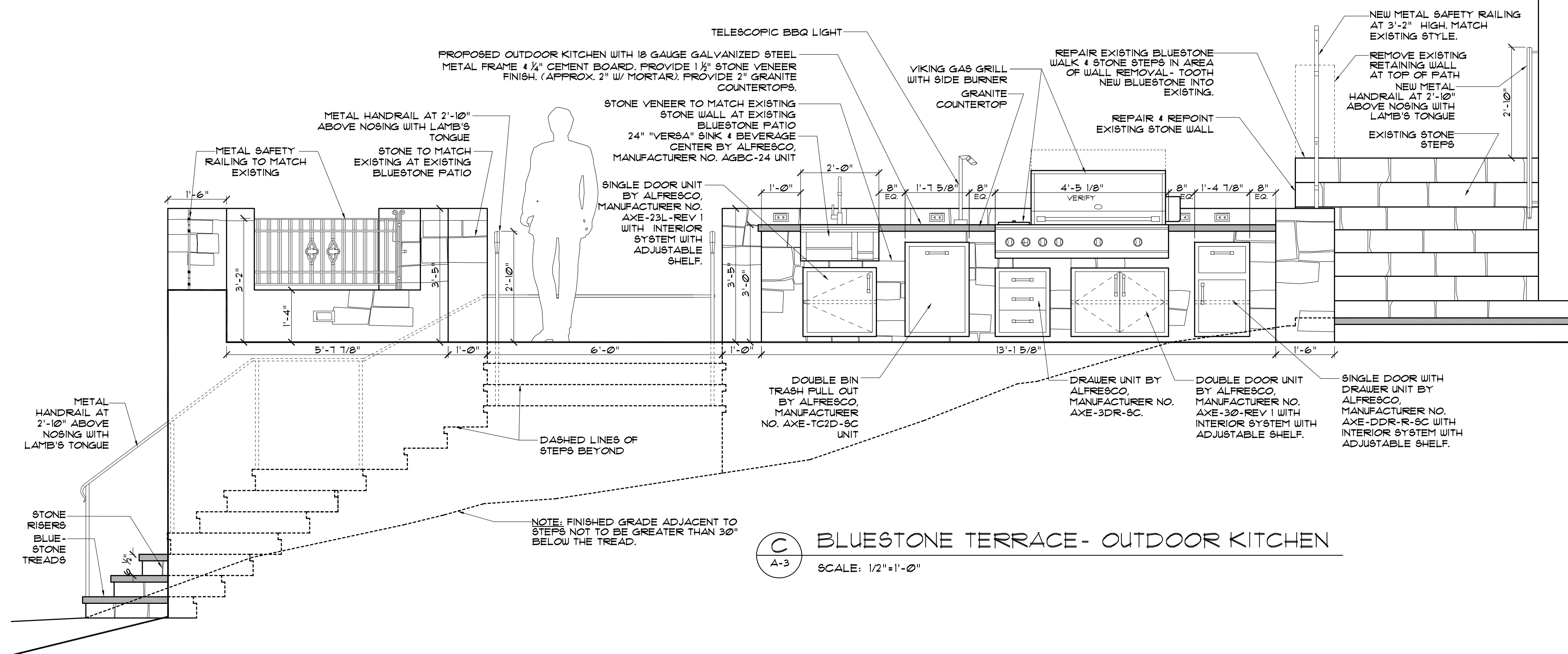
SCALE: 1/4"=1'-0"



ELECTRICAL FIXTURE SCHEDULE			
MARK	TYPE	MANUFACTURER NO.	NOTES
A	8" RECESSED EXTERIOR WALL LIGHT	8FU LIGHTING 8FU-RB8-LG MBR OWNER TO VERIFY FIXTURE SELECTION & FINISH	SEE NOTE 1 BELOW.
B	TREE MOUNTED DOWN LIGHT	SUPPLIED BY OWNER. CONSULT WITH LANDSCAPE DESIGNER.	SEE NOTE 1 BELOW.
C	TELESCOPIC BBQ LIGHT W/ SWITCH AT BASE	8FU LIGHTING 8FU-B10-TELESCOPIC. MBR OWNER TO VERIFY FIXTURE SELECTION & FINISH	SEE NOTE 1 BELOW.
D	6" RECESSED EXTERIOR STAIR LIGHT	8FU LIGHTING 8FU-M9L6-MBR. OWNER TO VERIFY FIXTURE SELECTION & FINISH	SEE NOTE 1 BELOW.
E	5" RECESSED EXTERIOR WALL LIGHT	8FU LIGHTING 8FU-RB5-S1 MBR OWNER TO VERIFY FIXTURE SELECTION & FINISH	SEE NOTE 1 BELOW.

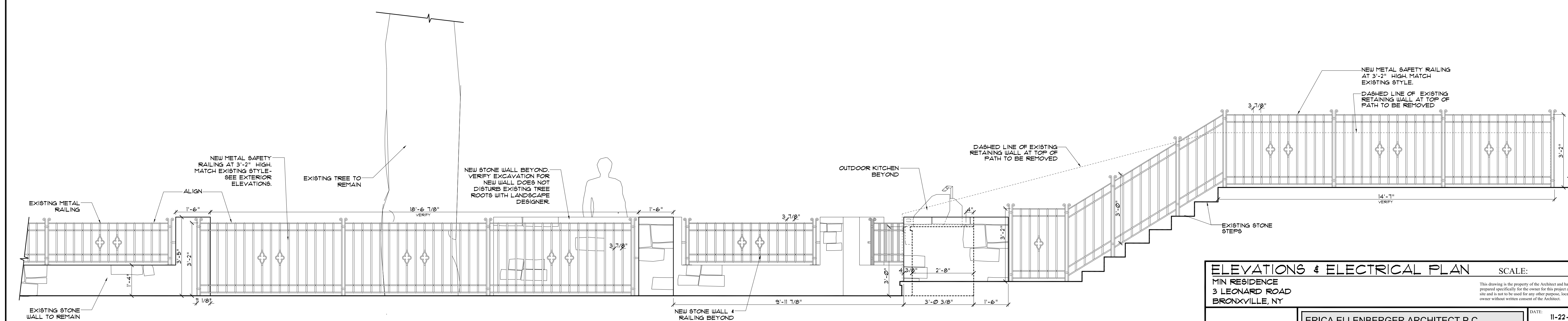
NOTE 1: AS PER 2015 IECC, 75% OF LAMPS IN PERMANENT FIXTURES SHALL HAVE HIGH EFFICACY LAMPS. (DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.)

ELECTRICAL SYMBOL SCHEDULE			
\$	SINGLE POLE SWITCH	⊕	WALL MOUNTED FIXTURE
3	3-WAY SWITCH	⊞	RECESSED EXTERIOR LIGHT
⊞	DIMMER SWITCH	⊞	TELESCOPIC LAMP
⊞	DIMMER SWITCH 3-WAY	⊞	LANDSCAPE LIGHT
⊞	FIXTURE MARKER INDICATOR	⊞	EXISTING FIXTURE TO REMAIN
⊞	WATERPROOFED EXTERIOR OUTLET	⊞	DOWN LIGHT
⊞	HARD WIRED APPLIANCE OUTLET		



BLUESTONE TERRACE - OUTDOOR KITCHEN

SCALE: 1/2"=1'-0"



BLUESTONE TERRACE

SCALE: 1/2"=1'-0"

**ELEVATIONS & ELECTRICAL PLAN** SCALE:

MIN RESIDENCE  
3 LEONARD ROAD  
BRONXVILLE, NY

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BRONXVILLE, NY 10708  
914-275-5172  
ERICA@ELLENBERGERARCHITECT.COM

DATE: 11-22-21  
REVISIONS:  
DRAWN BY: EME  
DWG. NO.: A-3

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PHOTOS- EXISTING CONDITIONS



1 VIEW 1



2 VIEW 2



3 VIEW 3



4 VIEW 4



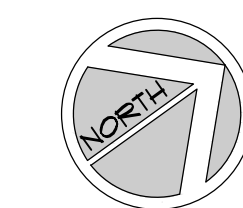
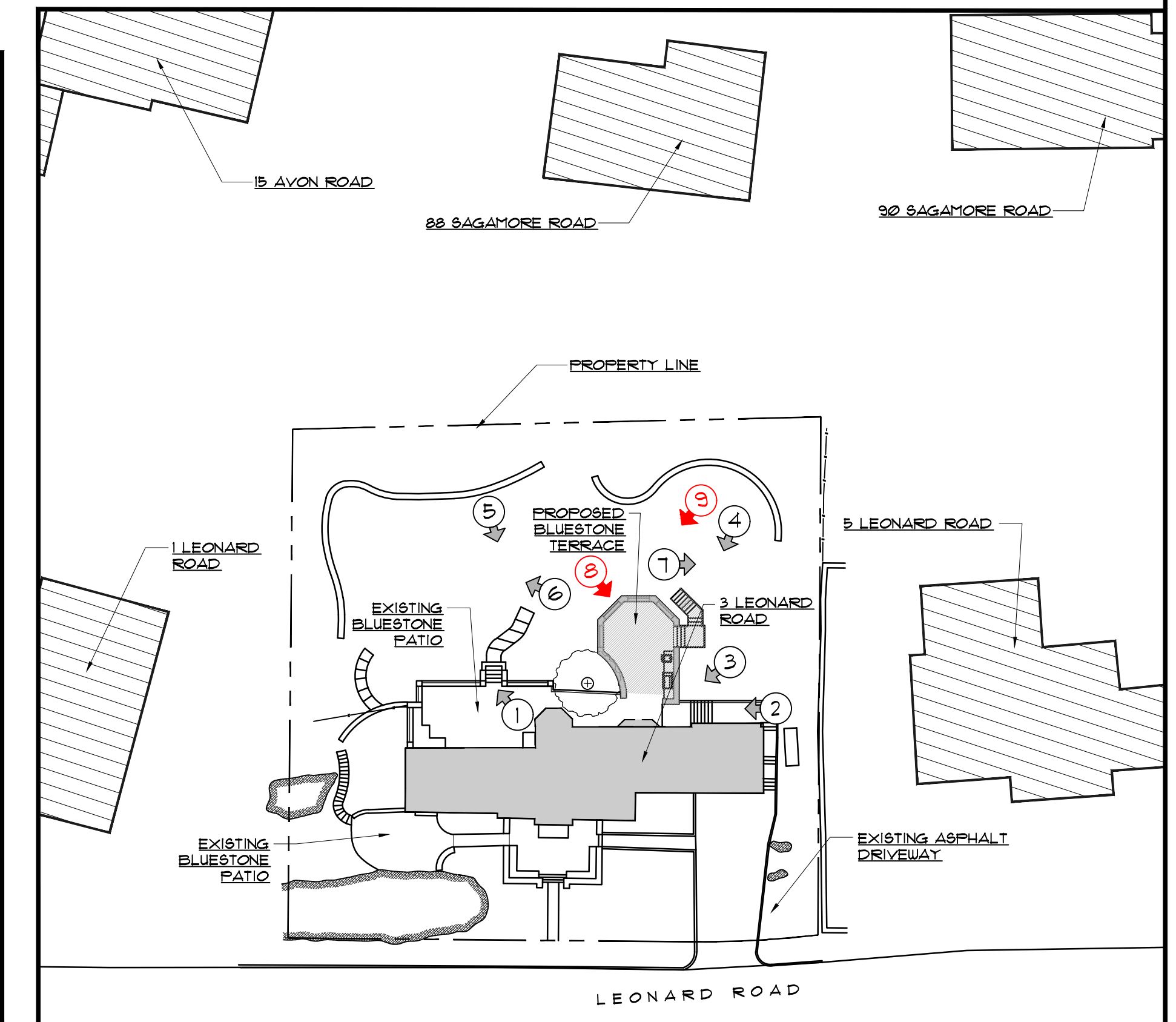
5 VIEW 5



6 VIEW 6



7 VIEW 7



AREA MAP  
SCALE: 1/32"=1'-0"

LEGEND  
 (1) EXISTING PHOTO MARKER  
 (2) PROPOSED RENDERING MARKER  
 [Hatched] EXISTING BUILDING  
 [Shaded] SHADED AREA OF 3 LEONARD ROAD

PHOTOGRAPHS  
 MIN RESIDENCE  
 3 LEONARD ROAD  
 BRONXVILLE, NY  
 SCALE:

ERIC A ELLENBERGER ARCHITECT P.C.  
 66 PALMER AVENUE, STE. 32C  
 BRONXVILLE, NY 10708  
 914-275-5172  
 ERICA@ELLENBERGERARCHITECT.COM

DATE: 11-22-21  
 REVISIONS:  
 DRAWN BY: EME  
 DWG. NO: A-4



RENDERING- PROPOSED TERRACE



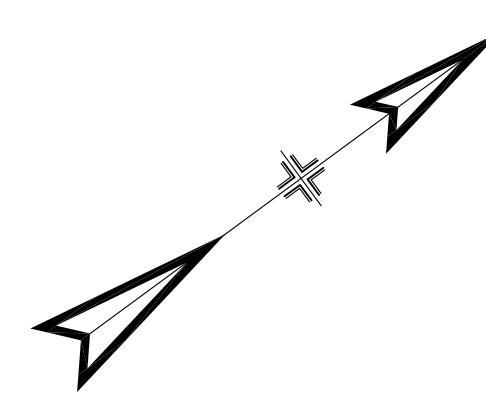
8 VIEW 8



9 VIEW 9

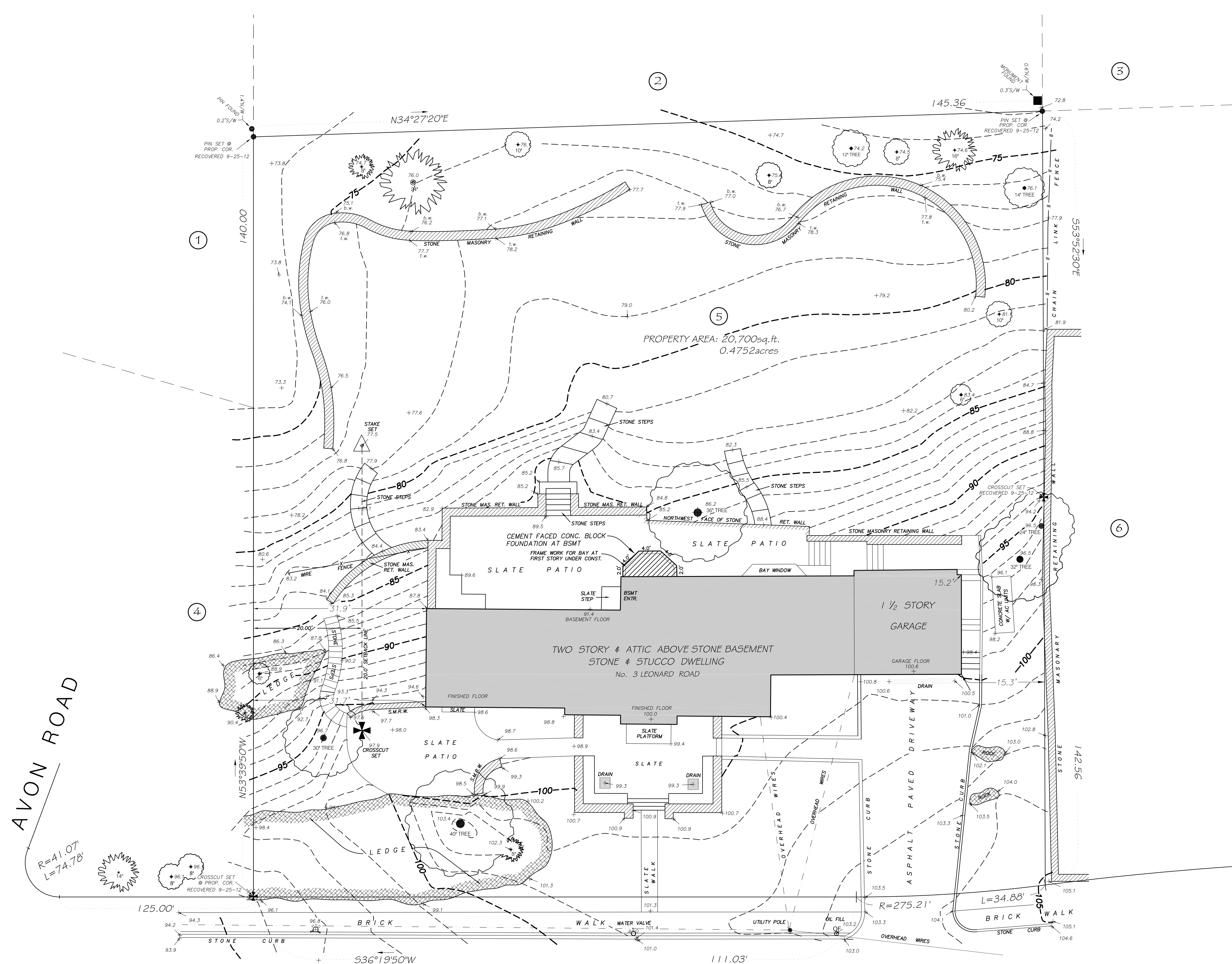
<b>PROPOSED RENDERING</b>		SCALE:
MIN RESIDENCE 3 LEONARD ROAD BRONXVILLE, NY		<small>This drawing is the property of the Architect and has been prepared specifically for the owner for this project at this site and is not to be used for any other purpose, location or owner without written consent of the Architect.</small>
ERICA ELLENBERGER ARCHITECT P.C. 66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM		DATE: 11-22-21
		REVISIONS:
		DRAWN BY: EME
		DWG. NO: A-5





TOPOGRAPHIC  
 SURVEY OF PROPERTY  
 SITUATE IN THE  
 VILLAGE of BRONXVILLE  
 TOWN of EASTCHESTER  
 WESTCHESTER COUNTY  
 NEW YORK

SCALE: 1"=10'  
 SURVEYED: DEC. 1, 2003  
 PROPERTY MARKERS SET: DEC. 11, 2003  
 SURVEY UPDATED, PROPERTY MARKERS & SETBACK MARKERS SET: SEPTEMBER 25, 2012  
 BAY EXTENSION LOCATED AND ADDED TO SURVEY: APRIL 1, 2013



- THE PREMISES SHOWN HEREON DESIGNATED AS LOT 5 IN BLOCK 3 ON A CERTAIN MAP ENTITLED "FINAL MAP OF SAGAMORE" AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS FORMERLY THE REGISTERS OFFICE OF WESTCHESTER COUNTY ON OCTOBER 15, 1910 AS R.O. # 1923.
- ELEVATIONS SHOWN HEREON REFER TO AN ARBITRARY DATUM (FINISHED FLOOR = 100.00')
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF BRONXVILLE: SECTION 23; BLOCK 3; LOT 3
- SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.
- THE DIMENSIONS SHOWN HEREON, FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE ONLY. THEY ARE NOT INTENDED TO BE USED FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENT.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: JI H. MIN

**Link**  
 Land Surveyors, P.C.  
 21 Clark Place, Suite 1-B Phone 845-628-5857  
 Mahopac N.Y. 10541 Fax 845-621-0013

ERIK J. LINK  
 NEW YORK STATE LICENSED  
 LAND SURVEYOR NO. 050542

## **NOTICE OF PUBLIC HEARING FOR ADJOINING PROPERTIES**

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public meeting at Village Hall, 200 Pondfield Rd, Bronxville on Tuesday evening, February 22, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:

The request of the Min Residence, property located at 3 Leonard Rd, Bronxville, New York, from a notice by the Building Inspector, for the following Variance: Section 310-09 AA Building coverage exceeds 22.5% allowed; existing (pre-existing non-conforming) 23.7%; Proposed 26.1%. Variance required 3.6% Building Coverage.

All Zoning Applications can be found on our website [www.villageofbronxville.com/zoning-board-of-appeals](http://www.villageofbronxville.com/zoning-board-of-appeals) one week prior to the meeting.

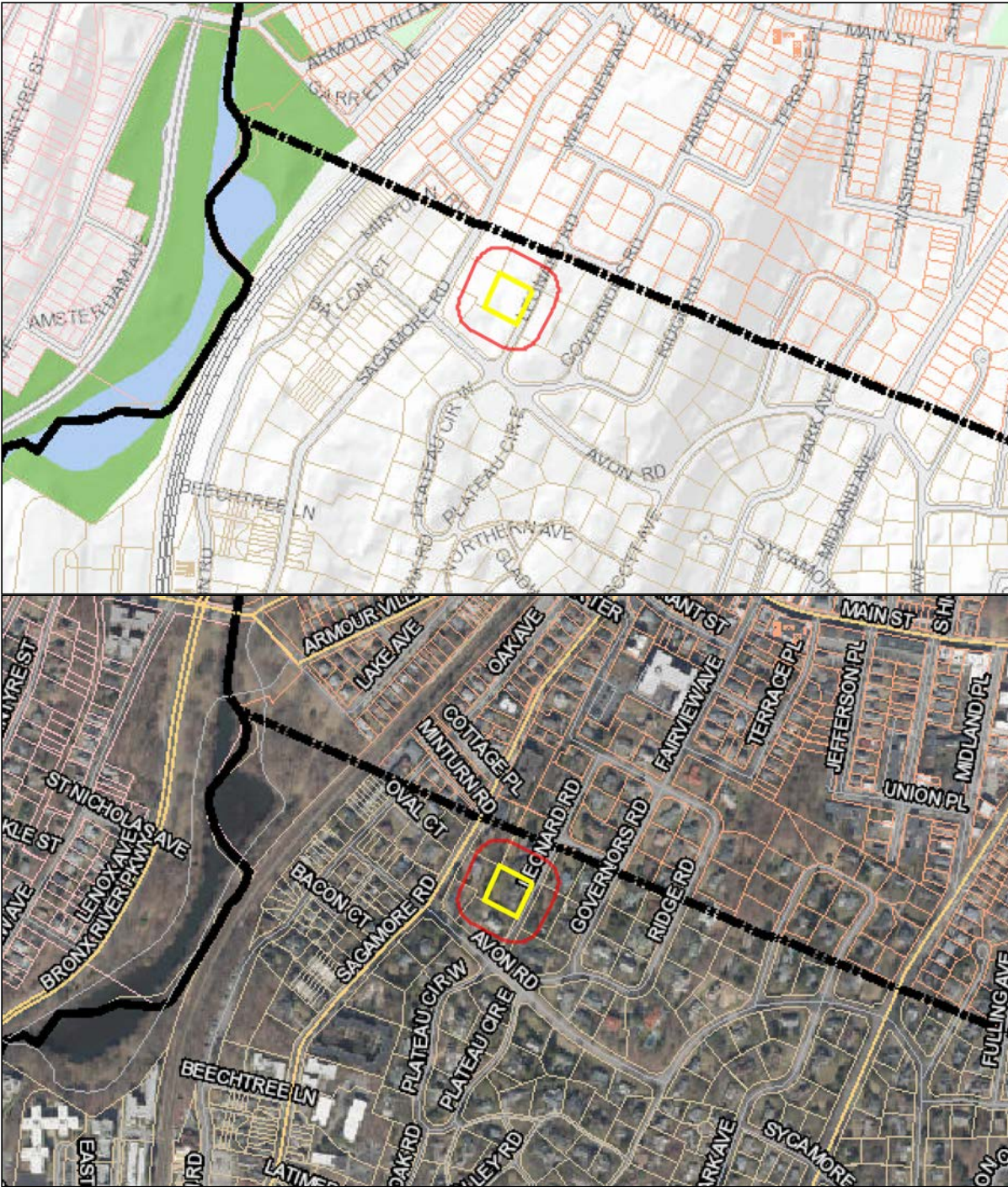


# Tax Parcel Maps

Address: 3 LEONARD RD

Print Key: 23./3/3

SBL: 02300000030030000000



**Disclaimer:**

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.



**YU MARGARET -**  
90 SAGAMORE RD  
TUCKAHOE, NY 10707

**HANRAHAN M &**  
**A -**  
6 LEONARD RD  
BRONXVILLE, NY 10708

**HICKS P &**  
**K -**  
1 LEONARD RD  
BRONXVILLE, NY 10708

**DOHENY, MICHAEL -**  
5 LEONARD RD  
TUCKAHOE, NY 10707

**RICE KATHRYN S -**  
4 LEONARD RD  
BRONXVILLE, NY 10708

**STEGNJAIC L -**  
88 SAGAMORE RD  
BRONXVILLE, NY 10708

**RAVESLOOT, MARK L -**  
1 GOVERNORS RD  
BRONXVILLE, NY 10708

**CRAIG, JR N &**  
**F -**  
15 AVON RD  
BRONXVILLE, NY 10708

**MIN JI H. -**  
3 LEONARD RD  
BRONXVILLE, NY 10708

**AFFIDAVIT OF MAILING  
LEGAL NOTICE**

I hereby swear that the following notice was given by certified mail or registered mail to the property owners listed below, at least ten (10) days prior to the hearing date:

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public meeting at Village Hall, 200 Pondfield Rd, Bronxville on Tuesday evening, February 22, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:

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Erica Ellenberger NYSD #26 459316  
(Applicant Signature)

Erica Ellenberger  
(Applicant Print Name)

Sworn before me this 10 day of February 2022

[Signature]  
Notary Public

**AHN TED TAESHIK**  
Notary Public, State of New York  
No. 01AN6286995  
Qualified in Westchester County  
Commission Expires 08/05/2025



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 Ms. K. Rice  
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 Mr. and Mrs. Craig  
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Total Postage and Fees	\$4.33	

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 Mr. L. Stegnjaic  
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 Mr. and Mrs. Hicks  
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Total Postage and Fees	\$4.33	

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7020 3160 0001 4791 4067

7020 3160 0001 4791 4012



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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 Mr. and Mrs. Hanrahan  
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Postmark Here  
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4074 7691 1000 4791 4202

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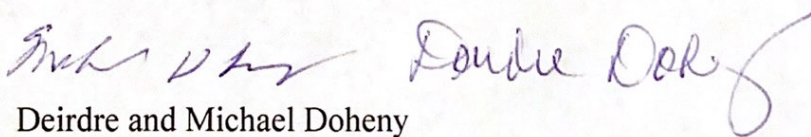
February 1, 2022

To Whom It May Concern:

We understand that our neighbors Ji and Soojin Min at 3 Leonard Road in Bronxville have requested a variance to extend their back yard terrace patio. Ji and Soojin have shared their beautiful plans with us, and we fully support the design of the terrace extension. We think it will be a beautiful addition to their property both in keeping with but also elevating their existing terrace and landscaping. We will enjoy having a glimpse of it from our own terrace overlooking their property. We also believe their construction plan will be efficient and minimally impact the neighborhood. We wholeheartedly support this well-designed improvement to this beautiful home and property.

Please do not hesitate to contact us at 914-646-0947 if you have any questions or we can be of further assistance.

Best regards,

Handwritten signatures in blue ink. The signature on the left is 'Michael Doheny' and the signature on the right is 'Deirdre Doheny'.

Deirdre and Michael Doheny  
5 Leonard Road  
Bronxville, New York