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April 14, 2023

VIA
Chair Robin Kramer
Village of Mamaroneck Zoning Board of Appeals
169 Mt. Pleasant Ave.
Mamaroneck, NY 10543

Re: Dragon Tea 317 Mamaroneck Ave.

Dear Chair Kramer and Members of the Board of Appeals:

As you know we represent Sean Christie who has a pending application before the Board for a Special Permit to open a Bubble Tea Shop at 317 Mamaroneck Ave. In its determination letter the building department did not identify the need for a variance from 342-45 of the Village Code. The Zoning Board at the April 13, 2023 meeting referenced the applicable section of the code and found that a variance is required.

Enclosed please find an application for a variance to supplement the pending application for a Special Permit. The short EAF, plans and letter from the landlord are all made a part of this application.

The hearing on the special permit was left open. We appreciate the Board permitting the applicant to file this supplemental application in time for the May 4, 2023 meeting.

Enclosed please find a check payable to the Village of Mamaroneck in the amount of $1~~80~~.00 for the filing fee.

We look forward to continuing our hearing at the May 4, 2023 meeting.

Thank you.

Very Truly Yours,

Paul J. Noto