



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

Maximillian R. Mahalek  
[mmahalek@cuddyfeder.com](mailto:mmahalek@cuddyfeder.com)

April 20, 2023

**BY EMAIL AND HAND DELIVERY**

Chairperson Robin Kramer  
and Members of the Zoning Board of Appeals  
Village of Mamaroneck  
123 Mamaroneck Avenue  
Mamaroneck, NY 10543

Re: Application for an Area Variance  
Applicant: Morella Ramirez and Alex Guedez  
Premises: 212 Jensen Avenue (Tax Parcel 154.35-2-46)

Dear Chairperson Kramer and Members of the Zoning Board of Appeals:

This letter and enclosed Drawings are respectfully submitted on behalf of Morella Ramirez and Alex Guedez (together, the "Applicant"), owners of the above-referenced Premises, in furtherance of their request for an area variance to permit the expansion of the second story within the existing building footprint.

As discussed at the Board's Meeting on April 13, 2023, the existing home is 2½ stories tall. The Site Plan Drawings previously provided by the Applicant on March 23, 2023 have been updated to reflect this, in drawings entitled "Proposed Addition," prepared by Mark Fritz Architects, dated April 17, 2023. Please note that while the Board's Design Professional could not update the height listed on the Survey included in the Site Plan Drawings, the Zoning Bulk Table and Plot Plan have been updated to list the existing height of the home as 2½ stories. As illustrated in the Site Plan Drawings submitted by the Applicant on March 23, 2023, the expansion of the second story will not include any increase in the height of the home, and the height of the structure will remain zoning compliant.

The Public Hearing on this matter was closed by this Board at its April 13, 2023 Meeting, contingent upon the submission of the revised Site Plan Drawings listing the height of the existing home as 2½ stories. Therefore, the Applicant respectfully requests that the Board proceed with its review of the requested area variance at the May 4<sup>th</sup> meeting. Thank you for your time and consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Maximillian R. Mahalek', written over a horizontal line.

Maximillian R. Mahalek  
Enclosures

cc: Carolina Fonseca, Village Building Inspector  
Client