

## ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: 20 DOGWOOD DRIVE RESIDENCE

Project Street Address: 20 DOGWOOD DRIVE

Section: 63.6 Block: 1 Lot(s): 12 Zone: \_\_\_\_\_

Applicant: LEONARD BRANDES A.I.A

Address: 2 SPENCER PL, SCARSDALE, NY, 10583

Phone #: 914-472-8421 Email: brandes.architect@aol.com

Owner: MICHELLE MITCHELL & ALEX WENDEL BORN

Address: 20 DOGWOOD DRIVE

Phone #: 716-572-3355 Email: MICHELLE ELIZABETH MITCHELL@GMAIL.COM

Architect/Engineer: LEONARD BRANDES A.I.A

Address: 2 SPENCER PLACE, SCARSDALE, NY, 10583

Phone #: 914-472-8421 Email: brandes.architect@aol.com

Attorney: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Application is for:

☐ An interpretation of the Zoning Law or a determination of the Building Inspector

☒ Area variance(s)

☐ Use Variance

☐ Special Permit Use

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought: PROPOSED TWO STORY ADDITION AT EXISTING FOOTPRINT OF

SCREENED IN PORCH ON THE LEFT SIDE OF THE HOUSE - PLUS ADDITION 3'-4"

ALIGNED WITH PORCH SIDE YARD SETBACK OF 9.2 FT (NON-CONFORMING)

TOWARDS THE BACK OF THE HOUSE.

AREA VARIANCE REQUIRED FOR SIDEYARD - REQUIRED 10 FT SETBACK

EXISTING NON-CONFORMING 9.2 FT. AS PER SECTION 4-C-5

## ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Submission Items	
<b>All applications submitted to the ZBA must include:</b>	
Cover Letter to the ZBA including, but not necessarily limited to:	✓
1. The zoning district within which the subject site is located	✓
2. A brief description of the application and the interpretation, variances and or special permit being sought	✓
3. A statement of how the application meets the tests for area or use variances or meets the special permit requirements (A list of the tests for area and use variances is attached)	✓
4. Resubmissions to the ZBA, after an initial hearing, must include a statement of any additional information that was requested by the ZBA at the hearing and must indicate the response to such requests.	
Completed ZBA Application and Application Checklist	✓
Application Fee (see Fee Schedule, available in the Planning Department or on the Town's website)	✓
Completed Zoning Compliance Table (see attached zoning compliance tables)	✓
Notice of Denial Letter	✓
Short Environmental Assessment Form Part 1 ( <i>not</i> required for single-family residences)	
Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.	✓
List of properties within 200 feet of the site boundaries - including: section, lot and block, property owner name and street address necessary to meet notice requirements.	
Zoning Map - indicating the zoning district within which the site is located and all zoning district boundaries within <u>200 feet</u> of the site boundaries. (May be shown on the Site Location Map)	✓
<u>Color</u> photographs of the project site - labeled "Project Site" and where appropriate indicating views (e.g., front elevation, rear elevation, etc.); 2 photographs per page.	✓
<u>Color</u> photographs of properties within the immediate vicinity of the project site to provide context for the application. Photographs <u>must</u> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken)); 2 photographs per page.	✓
Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of New York including (but not necessarily limited to): (1) boundary lines including metes and bounds; (2) existing easements; (3) existing structures; and (4) setbacks of all existing structures.	✓
Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:	✓
Copy of the list of all properties within 200 feet of the site, printed from the Westchester County GIS, - including: section, block, and lot	✓
Signed and notarized Affidavit of Mailing and Publication ( <b>prior to being heard by the ZBA</b> )	✓
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing ( <b>prior to being heard by the ZBA</b> )	✓
<b>PDF of Complete Submission (color pages where applicable; see last page of application for instructions)</b>	✓
Affidavit of Publication from the Newspaper; when received	✓
<b>All applications for variances or special permits related to additions, alterations or new construction, must also include:</b>	
Plans, signed and sealed by an Architect or Professional Engineer licensed in the State of New York, including:	✓
1. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
• required, existing and proposed zoning setbacks	✓
• existing and proposed structures	✓
• dimensions	✓
• elevation of the <u>existing</u> grade at the four or more principal building corners	✓
• elevation of the <u>proposed</u> grade at the four or more principal building corners	✓
2. Proposed floor plans	✓
3. Proposed building elevations, including:	✓
• dimensions	✓
• spot elevations at building corners and other relevant locations	✓
• elevation of the principal eave, based on a surveyed bench mark	✓
• elevation of the highest roof ridge line, based on a surveyed bench mark	✓
<b>All applications for variances related to proposed subdivisions must also include:</b>	✓
Proposed subdivision map, signed and sealed by an Architect, Professional Engineer or Surveyor licensed in the State of New York, citing the certified survey upon which the map is based, including:	
▪ proposed lot dimensions	
▪ proposed lot areas	
▪ required and proposed zoning setbacks	
▪ effective square	
▪ all existing structures to be removed and/or to remain	

\*Short Environmental Assessment Form is available on the Town's website at [www.eastchester.org](http://www.eastchester.org).



20 DOGWOOD DRIVE

63.6/1/2

# **ZONING COMPLIANCE TABLE** **ONE- AND TWO-FAMILY RESIDENCES** (New Construction and Additions)

ZONE: R-6

Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required.

	Existing	Required/ Permitted	Proposed	Variance Required
<b>LOT INFORMATION</b>				
Lot Area (sf)	6200	6000	6200	
Lot Frontage (ft)	62	60	62	
Yard Setbacks (ft):				
Front Yard	29.7	30	33.4	
Rear Yard	38.9	25	42.9	
First Side Yard	16.2	10	-	
Second Side Yard	9.2	10	9.2	✓
Side Yard Adjoining Street				
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	1642	2500	2032	
Building Height:				
Stories	2-1/2	2-1/2	2	
Height to Principal Eave (ft)	21.6	23	20.3	
Height to Highest Roof Ridge (ft)	32.7	33	30.4	
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b> N/A				
Setbacks:				
To Principal Building	-			
To Side Lot Line	-			
To Rear Lot Line	-			
Building Height:	-			
Height to Principal Eave (ft)	-			
Height to Highest Ridge (ft)	-			
<b>Other Accessory Structure</b> (indicate type of structure - shed, pool, etc.) N/A				
Setbacks:				
To Principal Building	-			
To Side Lot Line	-			
To Rear Lot Line	-			
Building Height:				
Height to Principal Eave (ft)	-			
Height to Highest Ridge (ft)	-			
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	830	1860	1025	
Principal Building Coverage (%)	13.38	30	16.55	
Accessory Building Coverage (sf)	-			
Accessory Building Coverage (%)	-			
<b>IMPERVIOUS SURFACE COVERAGE</b>				
Impervious Surface Coverage (sf)	2112	3050	2139	
Impervious Surface Coverage (%)	34.06	49	34.5	

Note: See Section 13 of the Zoning Law for requirements related to driveways (e.g., pavement width, curb cuts, setbacks grades; requirements for circular driveways, etc.). See Section 8 of the Zoning Law for requirements related to fences and walls.

Are any variances required that are not listed on the table above?

✓ No \_\_\_\_\_ Yes

If yes, describe all additional variances (provide attachment if necessary): \_\_\_\_\_

**Town of Eastchester**  
40 Mill Road, Eastchester, NY 10709 (914)771-3317

**NOTICE OF DENIAL**

To: ALEXANDER WENDELBORN  
20 DOGWOOD DR

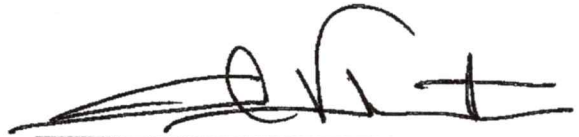
SCARSDALE, NY, 10583

SBL: 63.G/1/12  
Application Date: 04/24/2024  
NOD Date: 29 April 2024  
Revision Dates:  
Zone: R-6

For Property Located At: **20 DOGWOOD DR**

Please be advised your application for a building permit has been denied. For additional notes, see below.

1. As per Section 4-C-5 the required side yard setback for the principle building is 10'. Your submission lists the setback at 9.2', a deficiency of .8' or 8%.



Carlo Valente - Building Inspector





**LEONARD BRANDES**  
**A R C H I T E C T**

**Date:** April 30, 2024

**Zoning Board of Appeals**  
**Town of Eastchester**  
**40 Mill Road**  
**Eastchester, New York 10709**

**Project:** **20 Dogwood Drive**  
**Scarsdale, New York 10583**  
**SBL 63.G / 1 / 12**

**Subject:** Project Overview    Zoning District: R-6  
Requested Relief for an Existing Non-Conforming Side-yard Setback

Dear Sirs:

Please accept this application for an Area Variance to allow for relief of an Existing Non-Conforming Side-yard Setback per Section 4-C-5 of the Town of Eastchester Zoning Code requiring a 10 Foot setback where a 9.2 Foot exists.  
This is a deficiency of 0.8 Feet or 8%.

**Background:**

The Existing One-Family Residence at 20 Dogwood Drive, built in 1931 predating the current Zoning Code, has an existing covered Screened-in Porch set on a full stone foundation on the South (Left) side of the house.

The existing one-story structure is setback 9.2 Feet from the side yard whereas a 10 Foot setback is required.

This One-Family Residence currently has 3 Bedrooms with 1-1/2 Baths.

**Proposal:**

We are proposing to convert the existing Screened-in-Porch to a Habitable Den which connects to the Living Room with a Second Story above the Den for a new Walk-in Closet and Primary Bathroom. In addition, to make the space more usable we would like to expand the rooms to the West (back of the house) in alignment with the existing structure/foundation 3'-2". This would maintain the existing 9.2 foot side yard setback. This addition/alteration would update this home to have 2 full Bathrooms on the Second Floor and more usable closet/storage space for the Primary Bedroom and increased the closet space to the adjacent Bedroom.

**Conclusion:**

This existing One-Family Residence at 20 Dogwood Drive, built in 1931 predating the current Zoning Code, was built with a one story screened-in-porch on a full stone foundation. The Non-Conforming side yard setback is only 0.8 feet or 8% deficient per the current code. Our proposal aligns the alteration/addition with the current setback of 9.2 feet. The cost of removing the foundation and rebuilding would greatly increase the cost of the proposed addition.

We believe the requested use and relief are within the guidelines within the R-6 Residential Zoning District.

1. No undesirable change will be produced in the character of the neighborhood and will not be a detriment to nearby properties by granting of this variance.
2. The approval for relief from the Side Yard Setback in this lot sought by the applicant can not be achieved by some feasible method given the existing structure during it's original development without major additional cost.
3. The request is not substantial for the neighborhood.
4. The proposed development will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty in developing this property is not self-created. The original development of this property has an existing foundation that does not meet current side-yard setback.

Thank you for your time and consideration.

Leonard Brandes, AIA



**TOWN OF EASTCHESTER  
PLANNING DEPARTMENT**

40 Mill Road  
Eastchester, NY 10709

Phone: (914) 771-3319  
(914) 771-3393

[www.eastchester.org](http://www.eastchester.org)

**NOTICE OF PUBLIC HEARING  
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**

**NOTICE IS HEREBY GIVEN** that the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on:

TUESDAY, MAY 14, 2024, at 7:00 p.m.  
(day of week) (month and date) (year) (time)

at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the Court Room/Auditorium on the application of:

LEONARD BRANDES ARCHITECT FOR WENDELBORN RESID.  
(name of application/applicant)

for:

SIDE YARD AREA VARIANCE  
(area variance(s), use variance, interpretation, site plan, subdivision, architectural review and/or special permit approval)

related to: PROPOSED ENCLOSING EXISTING SCREENED IN PORCH  
(describe the proposed project)

& ADD 2ND FLOOR ABOVE PORCH FOR BATH + CLOSET

affecting the premises identified as the following Section(s), Block(s) and Lot(s) on the Tax Map of the Town of Eastchester:

63.9 / 1 / 12

and located at the following address:

20 DOGWOOD DRIVE  
(street address)

**Notes:**

1. Visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to access the most current agenda prior to each meeting. If you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Planning Department.
2. The purpose of this Notice is to notify you of the Public Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application. However, you are not required to attend the meeting or to respond to this notice.

**AFFIDAVIT OF MAILING AND PUBLICATION  
OF THE LEGAL NOTICE FOR A PUBLIC HEARING**

**Check One:**

  ✓   Planning Board (PB)  
      Zoning Board of Appeals (ZBA)  
      Architectural Review Board (ARB)

**Name and Location of Project:** 20 DOGWOOD DRIVE RESIDENCE

**Section** 63.6, **Block** 1, **Lot(s)** 12

State of New York            }  
County of Westchester       }       ss:

I, LEONARD BRANDES, being duly sworn, depose and say as follows:

1. I am the agent, owner or legal representative of the referenced property.
2. I have prepared a list of property owners located within 200 feet of the boundaries of the referenced property (including those in adjacent municipalities if applicable), by street address and section, block and lot in accordance with the instructions provided in the PB, ZBA, and ARB Application Packages.
3. I understand that individual condominium owners must be included on the list of property owners and it is my responsibility to verify if any condominiums are located within the 200-foot radius.
4. I have sent a copy of the legal notice to each and every property owner within 200 feet of the boundaries of the referenced property post-dated no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting. The notices were sent PS Form 3877 by Certified Mail and I have obtained all postmarked PS Form(s) 3877 as proof of mailing (and as indicated in the PB, ZBA, and ARB Application Packages, did not request property owner signatures or return receipts).
5. I have attached the originals or copies of all postmarked PS Form(s) 3877 to this Affidavit.
6. I have arranged the publication of the Notice of Public Hearing in a newspaper of general circulation in the Town of Eastchester no less than 10 days prior to a PB or ZBA meeting and no less than 5 days prior to an ARB meeting.
7. As soon as it is provided to me, I will provide the Planning Department with the affidavit of publication from the publisher of the newspaper.
8. I understand that this signed and notarized Affidavit must be submitted, along with the originals or copies of all postmarked PS Form(s) 3877, to the Planning Department prior to being heard by the PB, ZBA, or ARB.

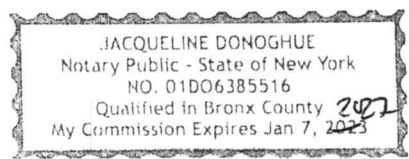
Leonard Brandes, At  
(print name)

[Signature]  
(signature)

Sworn to me this 30th day of May, 2024

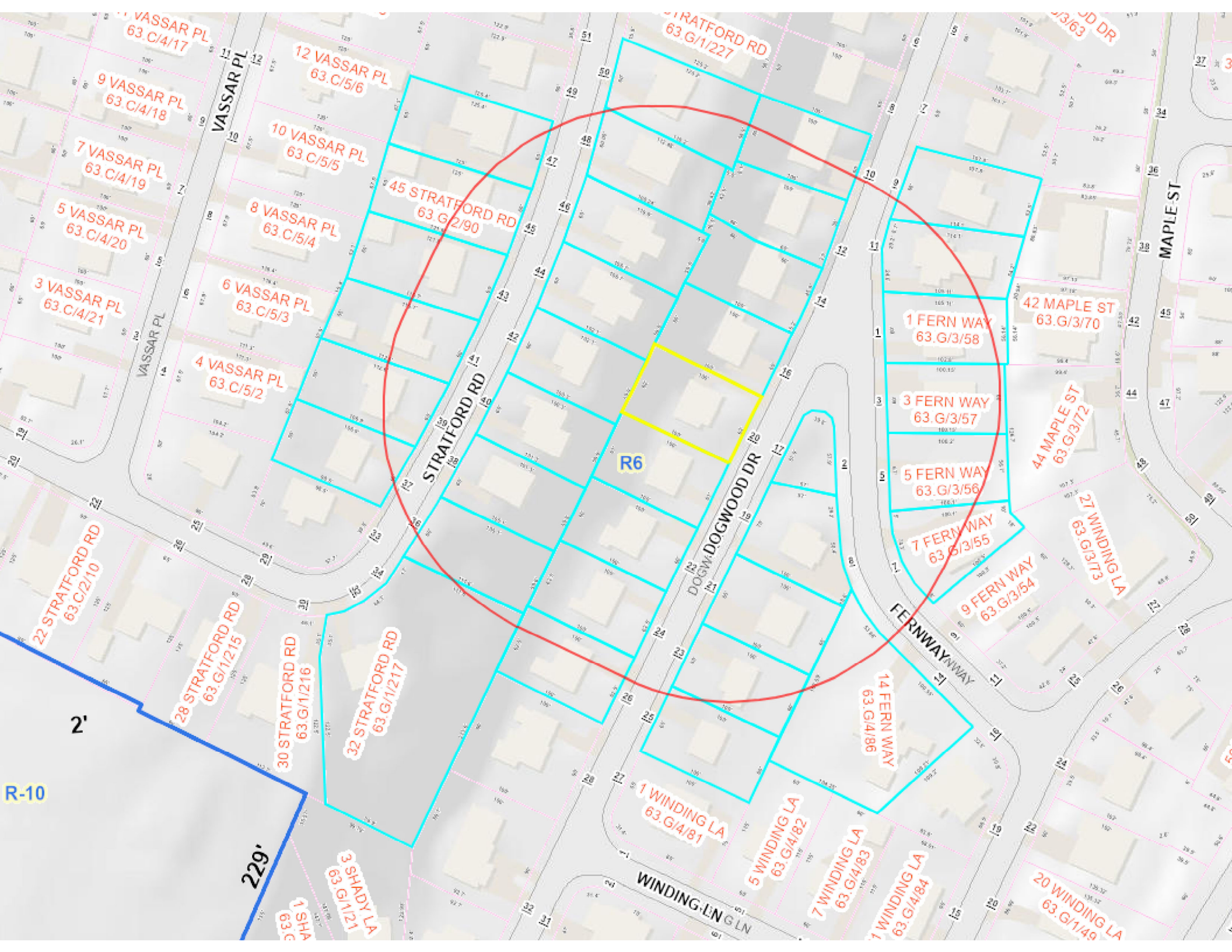
[Signature]  
(Westchester County Notary Public)

Town of Eastchester



January 11, 2024







TITLE No. TP 126266

# ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET  
NEW ROCHELLE  
NEW YORK 10801  
(914) 633-0100



LICENSED IN  
NEW YORK  
NEW JERSEY  
CONNECTICUT

This is to certify that I have surveyed  
Lot No. 12 and a portion of Lot No. 11 as shown on " Subdivision Map of Green  
Vale, property of the Scarsdale Estates, " in the Town of Eastchester,  
Westchester County, New York.

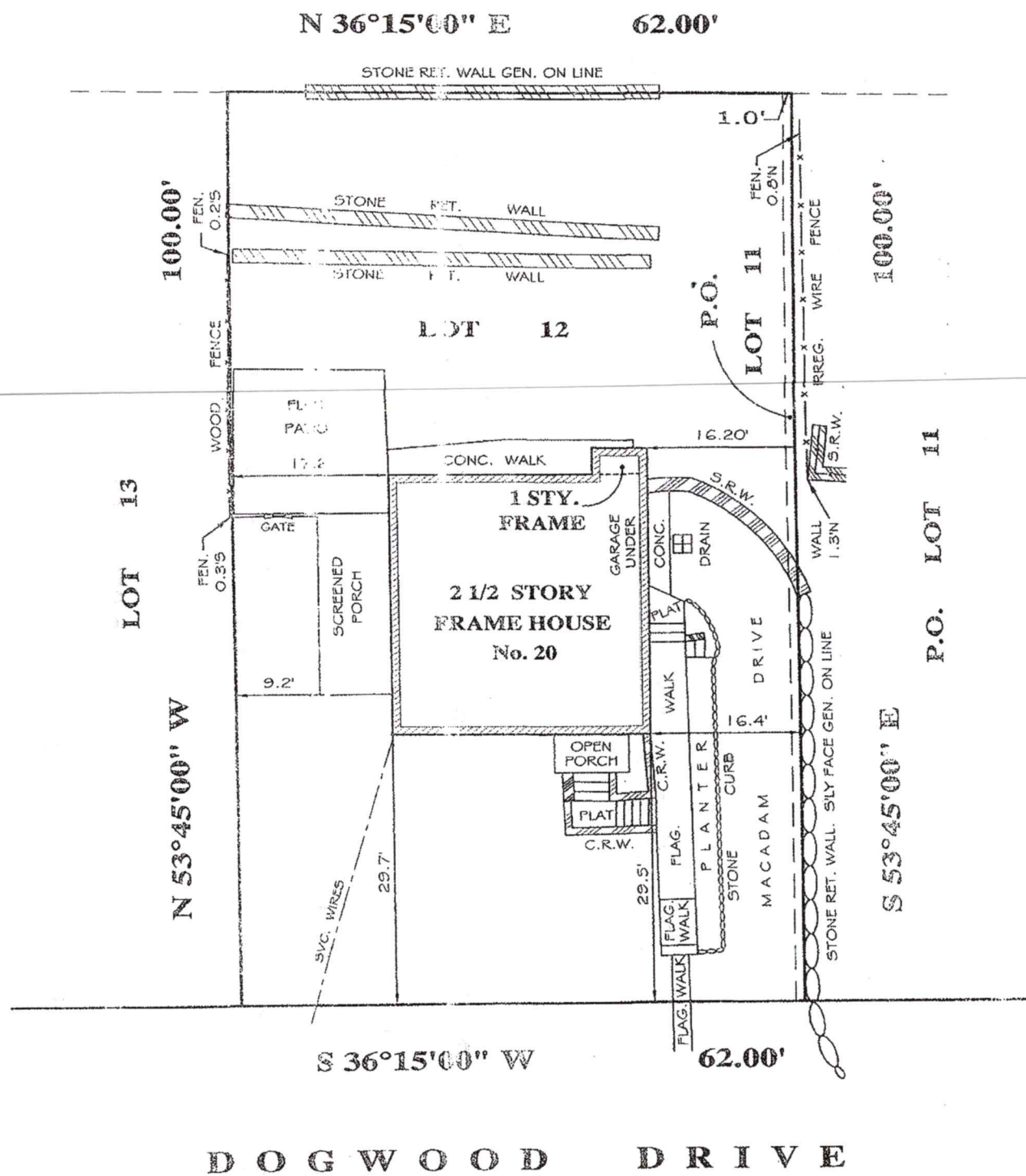
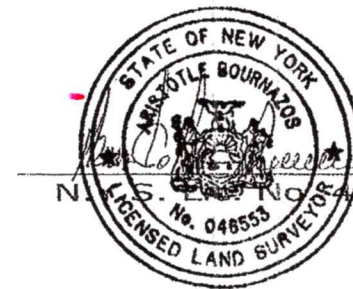
Filed in the Westchester County Clerk's Office Division of Land Records on Aug. 14, 1930  
as Map No. 3698

I have located all existing buildings and lines of possession and have shown their positions hereon

Survey completed: June 3, 2013

Map Drafted: June 10, 2013 on scale of one inch to 15 feet.

I hereby certify this survey to : TitlePro Agency, LLC  
First American Title Insurance Company  
Alejandro Hari Cruz and Jennifer Emilie Cruz  
Wells Fargo Bank, N.A.



Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the Title Company,  
Governmental Agency and Lending Institution listed hereon. Guarantees or certifications are not transferable to additional Institutions or subsequent  
owners.

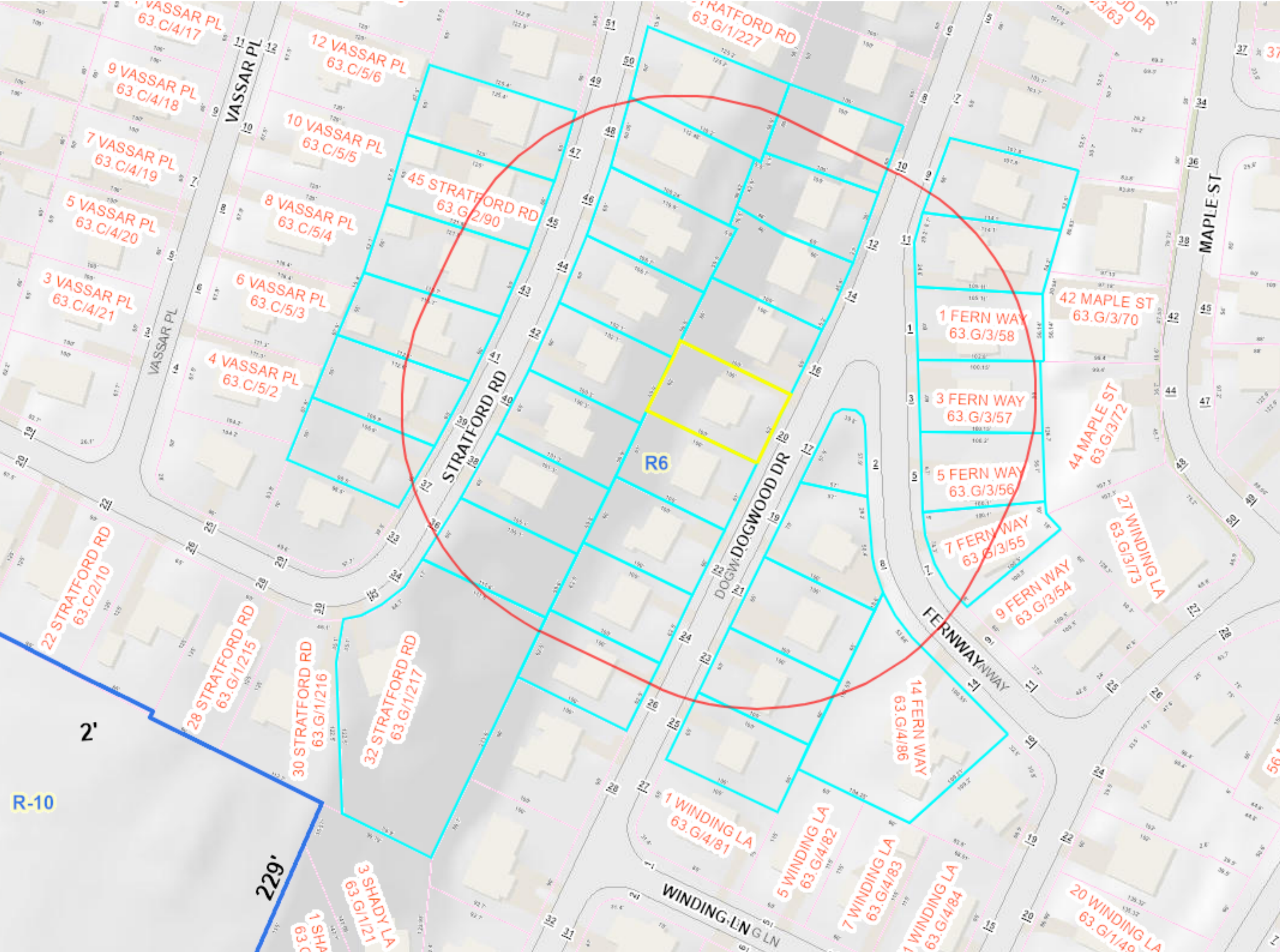
Unauthorized alteration or additions to this survey map is a violation of section 7209 sub-section 2, of the New York State Education Law.  
No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless  
surveyor has been furnished a complete copy of the title report.

Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

" DOGW20DR

C13-14



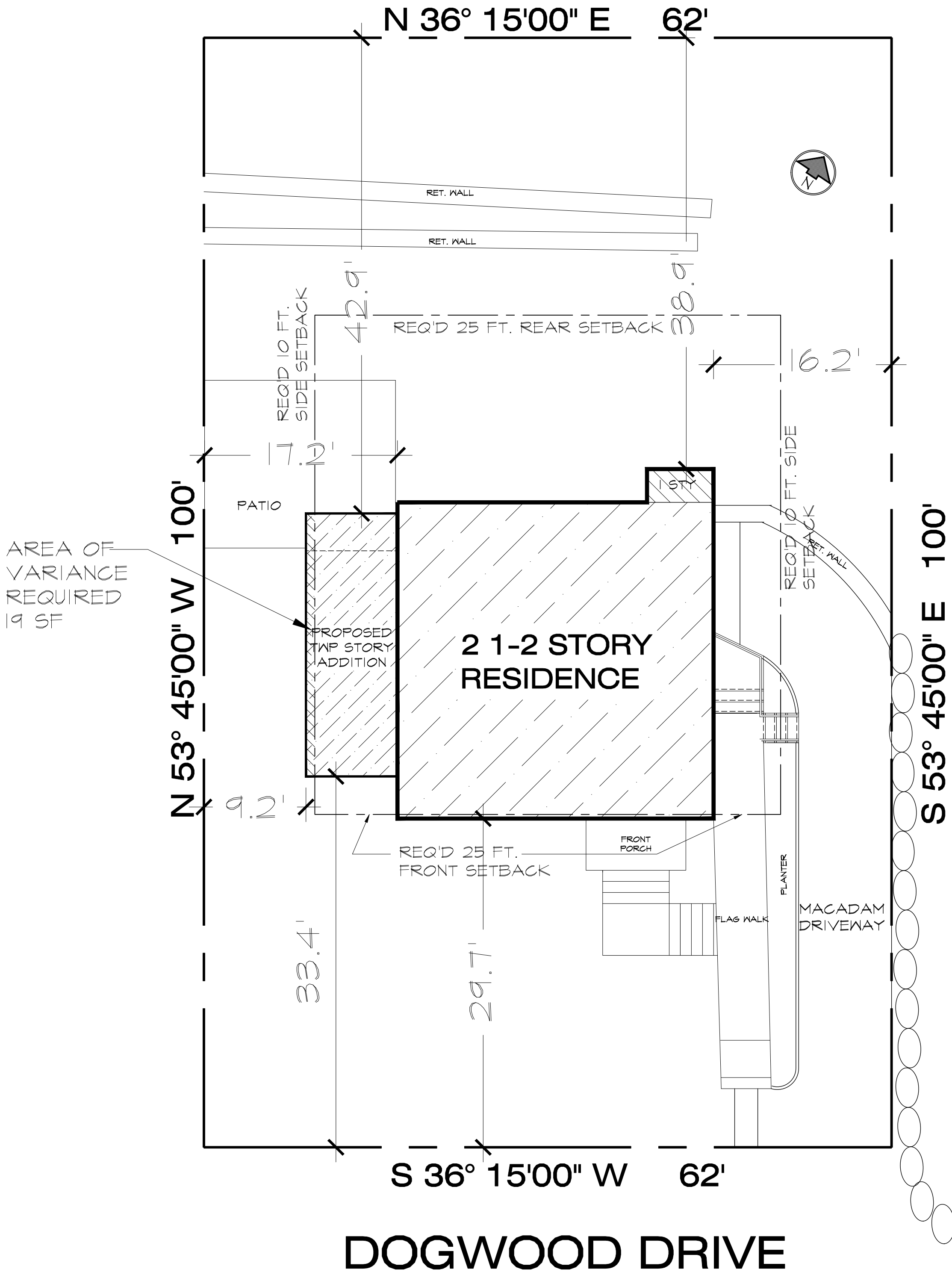


ZONING MAP

NTS

ZONING INFORMATION			
SECTION: 63.6 BLOCK: 1 LOT: 12			
-----ZONING DISTRICT: R-6 -----			
YARD REQUIREMENTS			
YARD	REQUIRED	EXISTING	PROPOSED
FRONT	30.0'	29.7'	33.4'
RIGHT	10.0'	16.2'	NO CHANGE
LEFT	10.0'	9.2'	NO CHANGE
REAR	25.0'	EXISTING NON-CONFORMING 33.9'	VARIANCE REQUIRED 42.9'
LOT COVERAGE			
LOT SIZE (MIN. 6K)		6,200 SF	
MAX. PERMITTED BLDG COVERAGE (30%)		1,860 SF	
EXISTING BUILDING COVERAGE (13.38%)		830 SF	
PROPOSED BUILDING COVERAGE (16.53%)		1,025 SF	
MAXIMUM PERMITTED IMPERVIOUS SURFACE (49%)		3,030 SF	
(3,000 + 25% OVER 6K)			
EXISTING IMPERVIOUS SURFACE (34.06%)		2,112 SF	
PROPOSED IMPERVIOUS SURFACE (34.5%)		2,134 SF	
HOUSE 830 SF + 195 SF (NEW ADDITION)		1,025 SF	
STEPS + RETAINING WALLS		312 SF	
PATIO		235 SF	
DRIVEWAY		501 SF	
SCREENED IN PORCH		168 SF	
TOTAL		2,112 SF	
HOUSE 830 SF + 195 SF (NEW ADDITION)		1,025 SF	
STEPS + RETAINING WALLS		312 SF	
PATIO		235 SF	
DRIVEWAY		501 SF	
TOTAL		2,134 SF	

DRAWING LIST	
SY-001	SITE PLAN, ZONING INFO
A-101	DEMO & PROPOSED FIRST FLOOR PLAN
A-102	DEMO & PROPOSED SECOND FLOOR PLAN
A-200	PROPOSED VS EXISTING ELEVATIONS
A-201	PROPOSED VS EXISTING ELEVATIONS



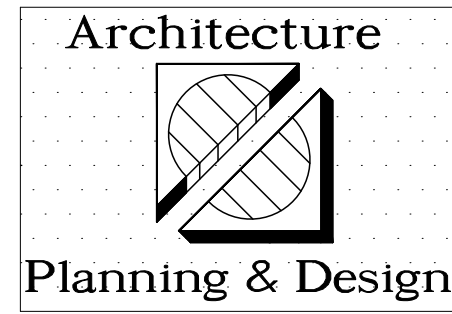
SITE PLAN

SCALE 1" = 7.5'

Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified



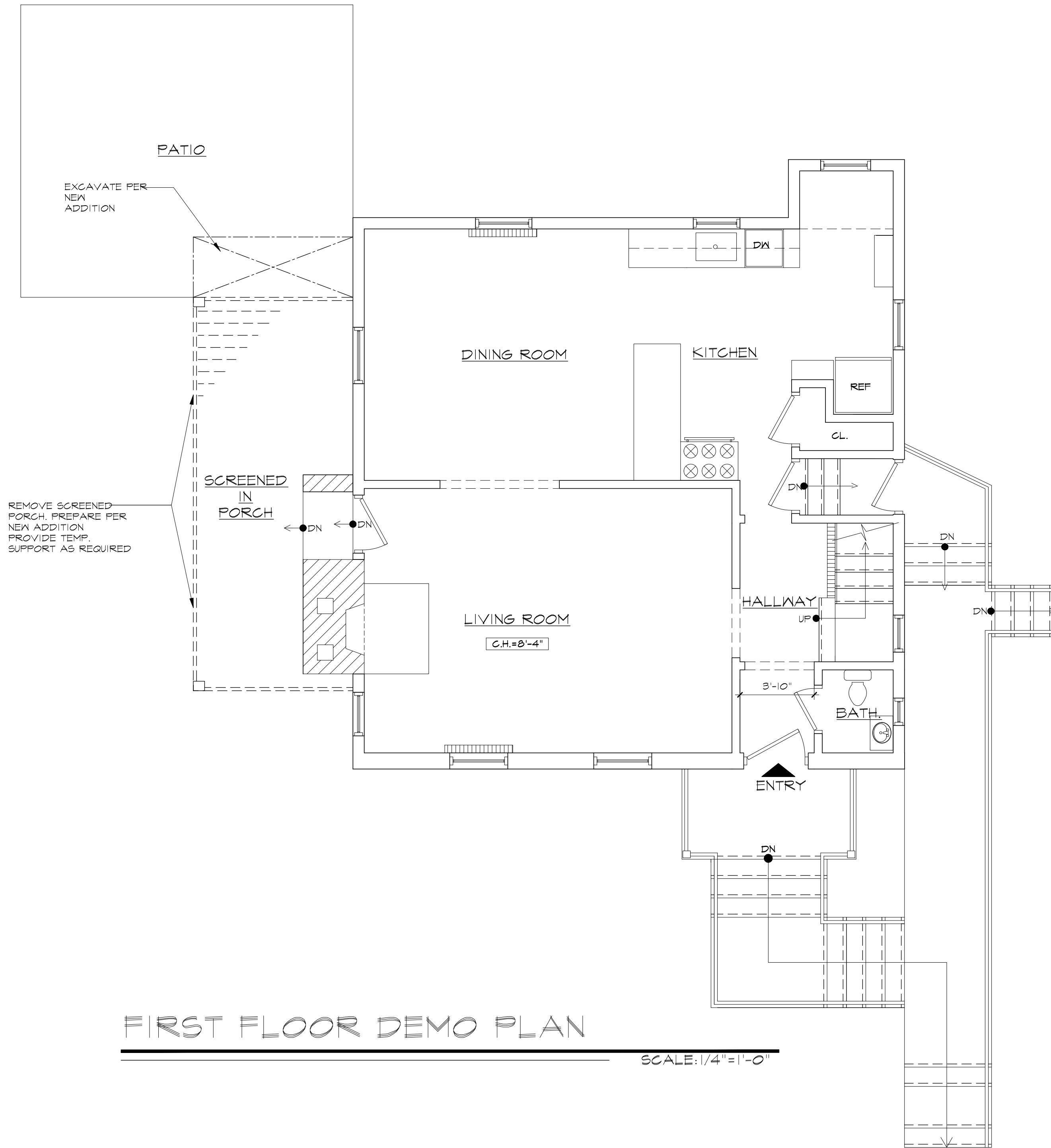
REVISIONS

No.	Date	Revisions
Drawn By: E.B.		

Project: 20 DOGWOOD RESIDENCE  
PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK  
Dwg. Title:  
SITE PLAN

Drawing No.  
SY-001  
APRIL 22, 2024

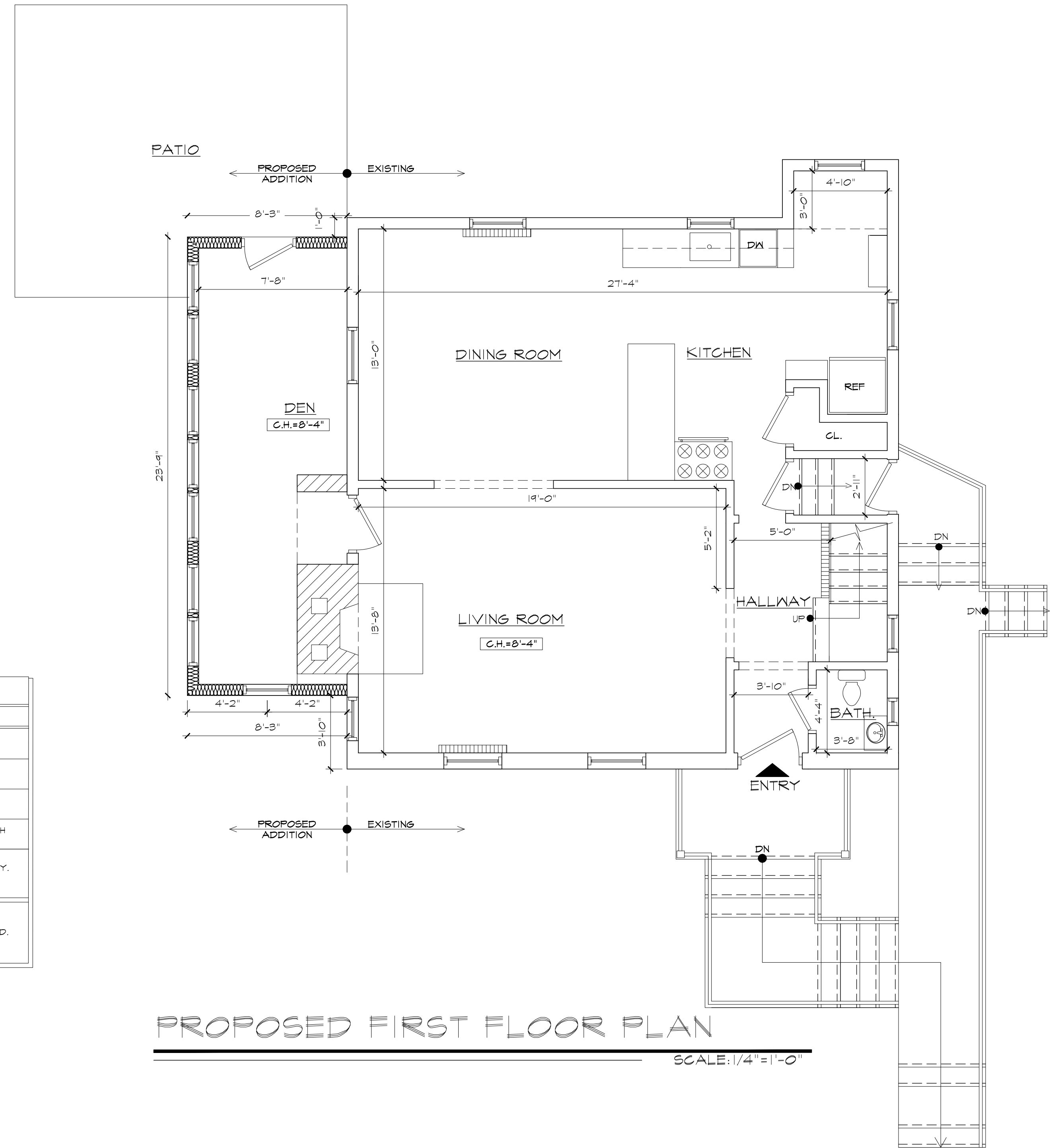




FIRST FLOOR DEMO PLAN

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

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING WALL / PARTITION TO REMAIN
	EXISTING WALL / PARTITION TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	NEW 2x4 WOOD STUD PARTITION, STUDS SPACED AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE (U.O.N.).
	NEW 2x6 WOOD STUD PARTITION, STUDS SPACED AT 16" O.C. INTERIOR FACE: 5/8" GYPSUM BOARD (U.O.N.) OVER 6 MIL. POLY. VAPOR BARRIER (V/R-2) UNFACED BATT. INSULATION BETWEEN STUDS, EXTERIOR: STUCCO FINISH
* ALL BATHROOM AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. INSTEAD OF 5/8" GYP. BD. (U.O.N.). * ALL SHOWER/ TUB AREAS TO RECEIVE 1/2" CEMENTITIOUS BACKER BD. * ALL GYP. BD. TO BE 5/8" (U.O.N.) INSTALLED W/ SCREWS (TYP.).	



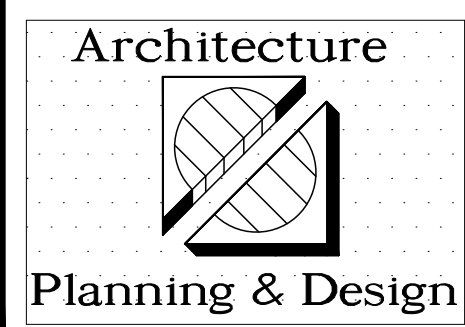
PROPOSED FIRST FLOOR PLAN

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

Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

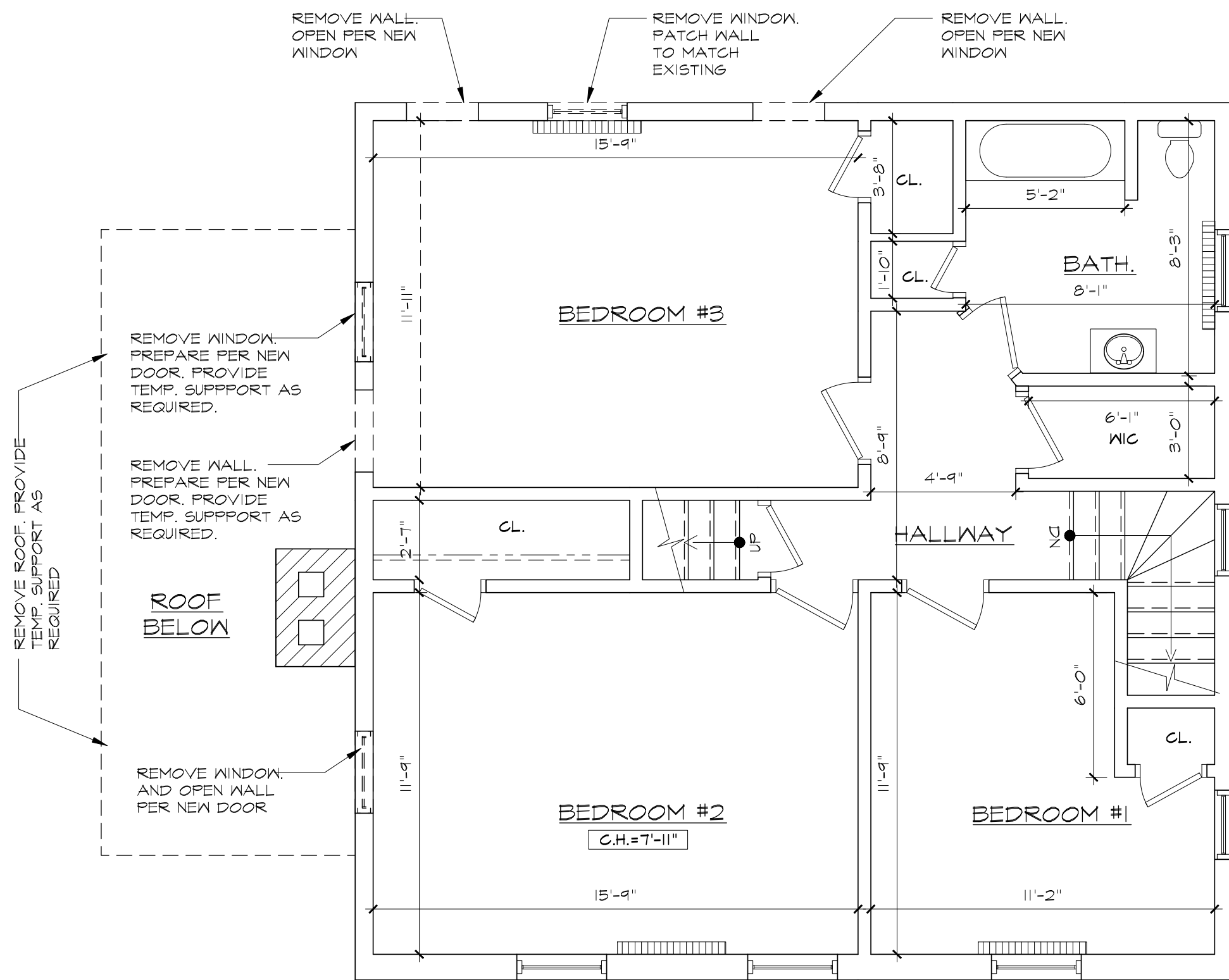


REVISIONS		
No.	Date	Revisions
Drawn By: E.B. JLL		

Project: 20 DOGWOOD RESIDENCE  
PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK  
Dwg. Title:  
DEMO & PROPOSED FLOOR PLANS

Drawing No.  
A-101  
APRIL 22, 2024

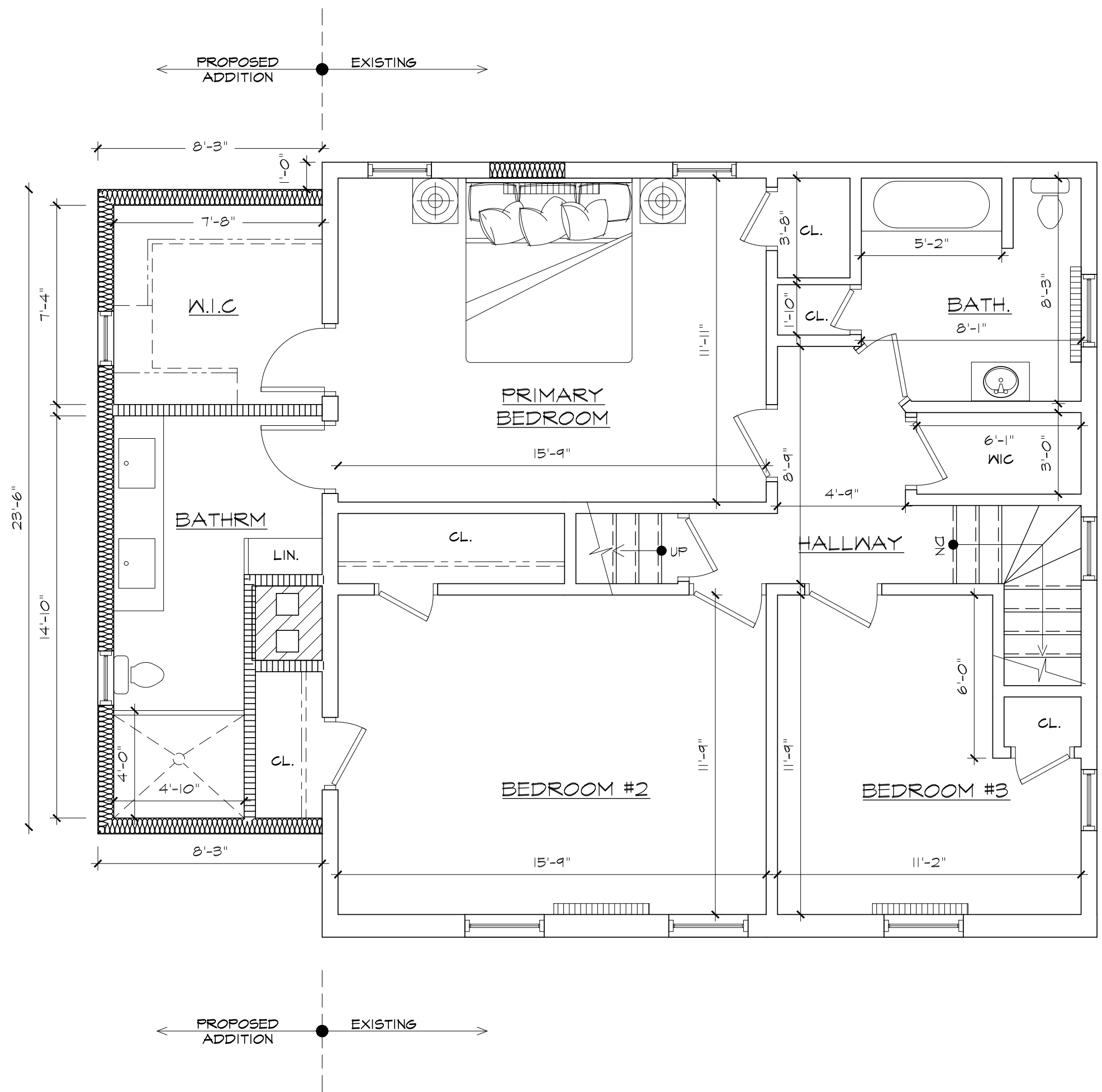
20 DOGWOOD RESIDENCE



2ND FLOOR DEMO PLAN

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

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING WALL / PARTITION TO REMAIN
	EXISTING WALL / PARTITION TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	NEW 2x4 WOOD STUD PARTITION, STUDS SPACED AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE (U.O.N.).
	NEW 2x6 WOOD STUD PARTITION, STUDS SPACED AT 16" O.C. INTERIOR FACE: 5/8" GYPSUM BOARD (U.O.N.) OVER 6 MIL. POLY. VAPOR BARRIER (V R-2) UNFACED BATT. INSULATION BETWEEN STUDS. EXTERIOR: STUCCO FINISH
* ALL BATHROOM AREAS TO RECEIVE 5/8" WATER RESISTANT GYP. BD. INSTEAD OF 5/8" GYP. BD. (U.O.N.). * ALL SHOWER/ TUB AREAS TO RECEIVE 1/2" CEMENTITIOUS BACKER BD. * ALL GYP. BD. TO BE 5/8" (U.O.N.) INSTALLED W/ SCREWS (TYP.).	



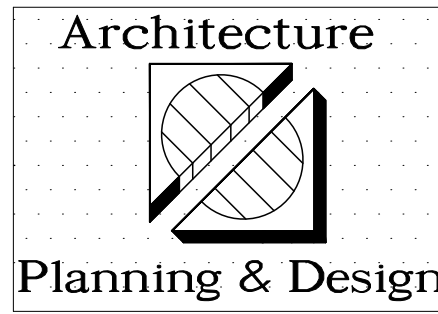
PROPOSED 2ND FLOOR PLAN

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

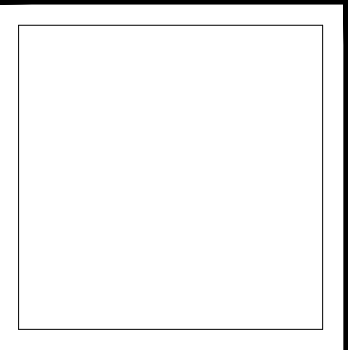
Leonard H. Brandes • ARCHITECT

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified



REVISIONS		
No.	Date	Revisions
Drawn By: E.B. J.L.L.		

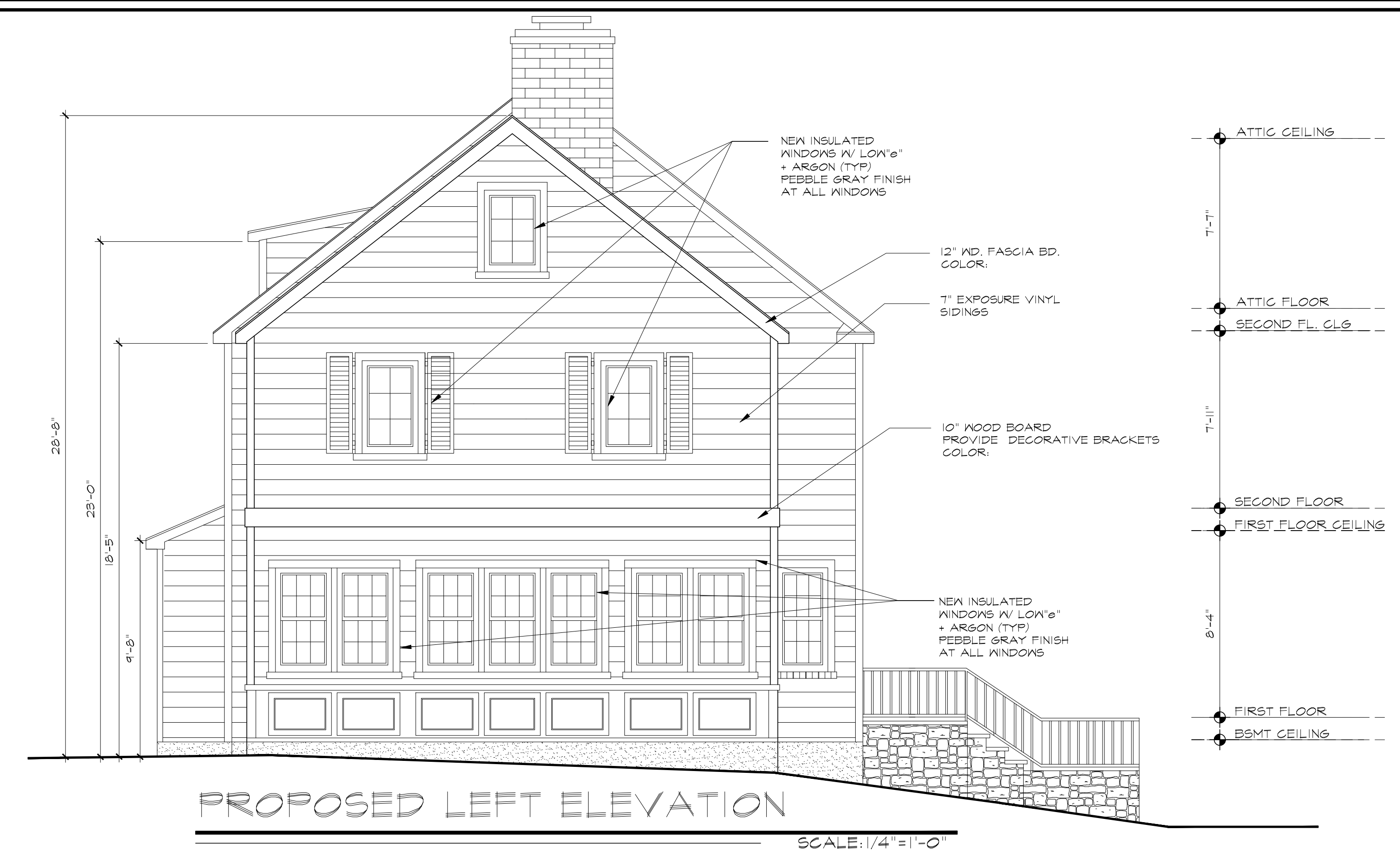
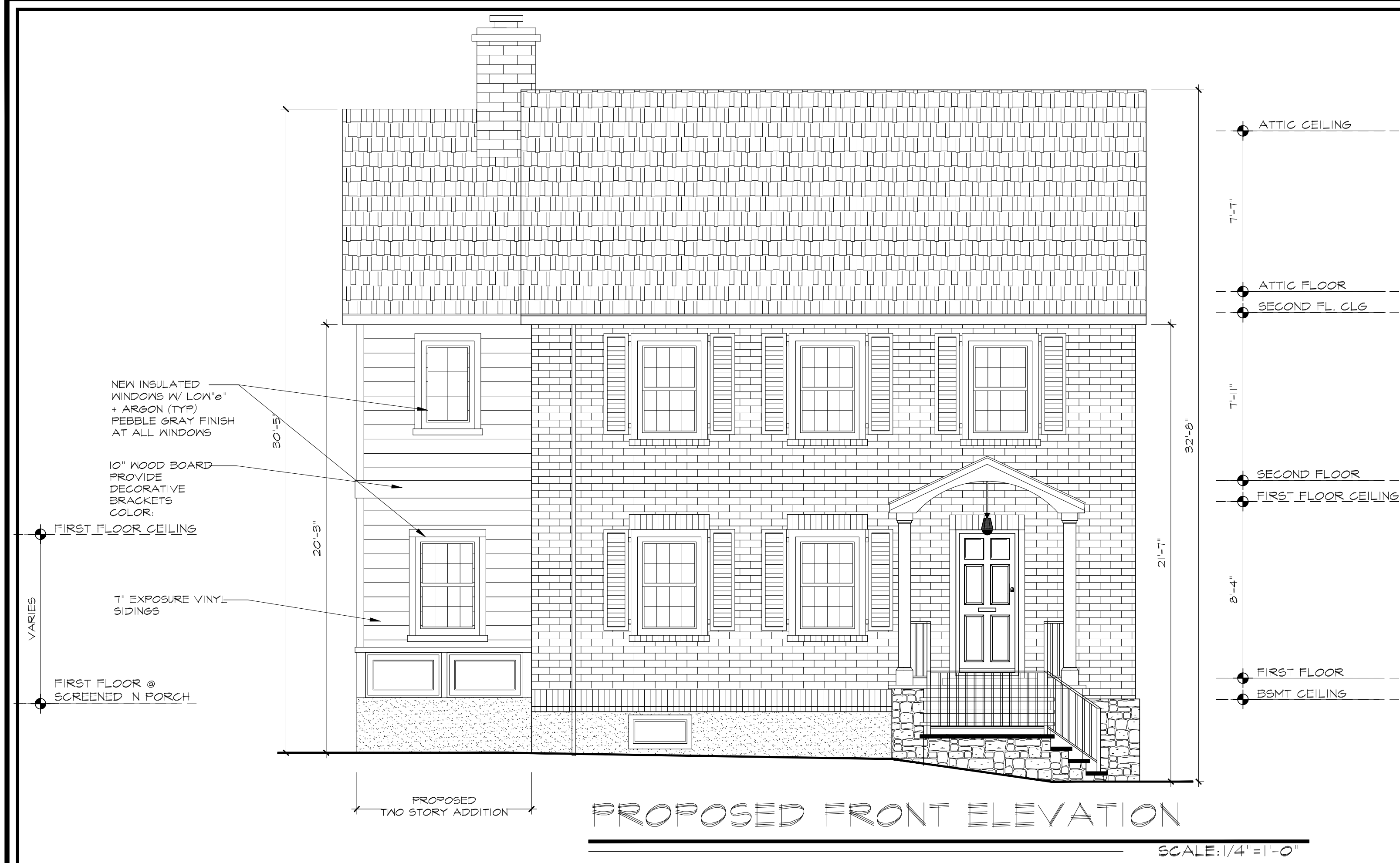


Project. 20 DOGWOOD RESIDENCE  
PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK  
Dwg. Title.  
DEMO & PROPOSED FLOOR PLANS

Drawing No.  
A-102  
APRIL 22, 2024

20 DOGWOOD RESIDENCE





**Leonard H. Brandes • ARCHITECT**

TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
NCARB Certified

Architecture  
  
Planning & Design

**REVISIONS**

No.	Date	Revisions

Drawn By: E.B. JLL

Project: **20 DOGWOOD RESIDENCE**

PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK

Dwg. Title:  
**PROPOSED VS EXISTING ELEVATIONS**

Drawing No.  
**A-200**

APRIL 22, 2024

20 DOGWOOD RESIDENCE



PROPOSED REAR ELEVATION

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



EXISTING REAR ELEVATION

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



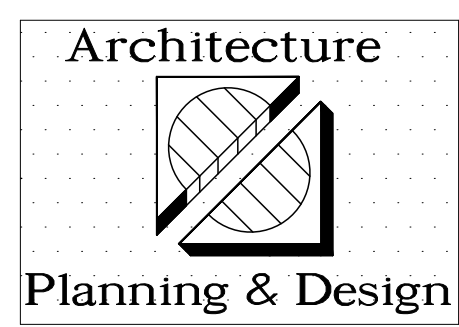
EXISTING RIGHT ELEVATION (NO CHANGES)

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

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TWO SPENCER PLACE  
SCARSDALE  
914-472-8421

SUITE 12  
NEW YORK 10583  
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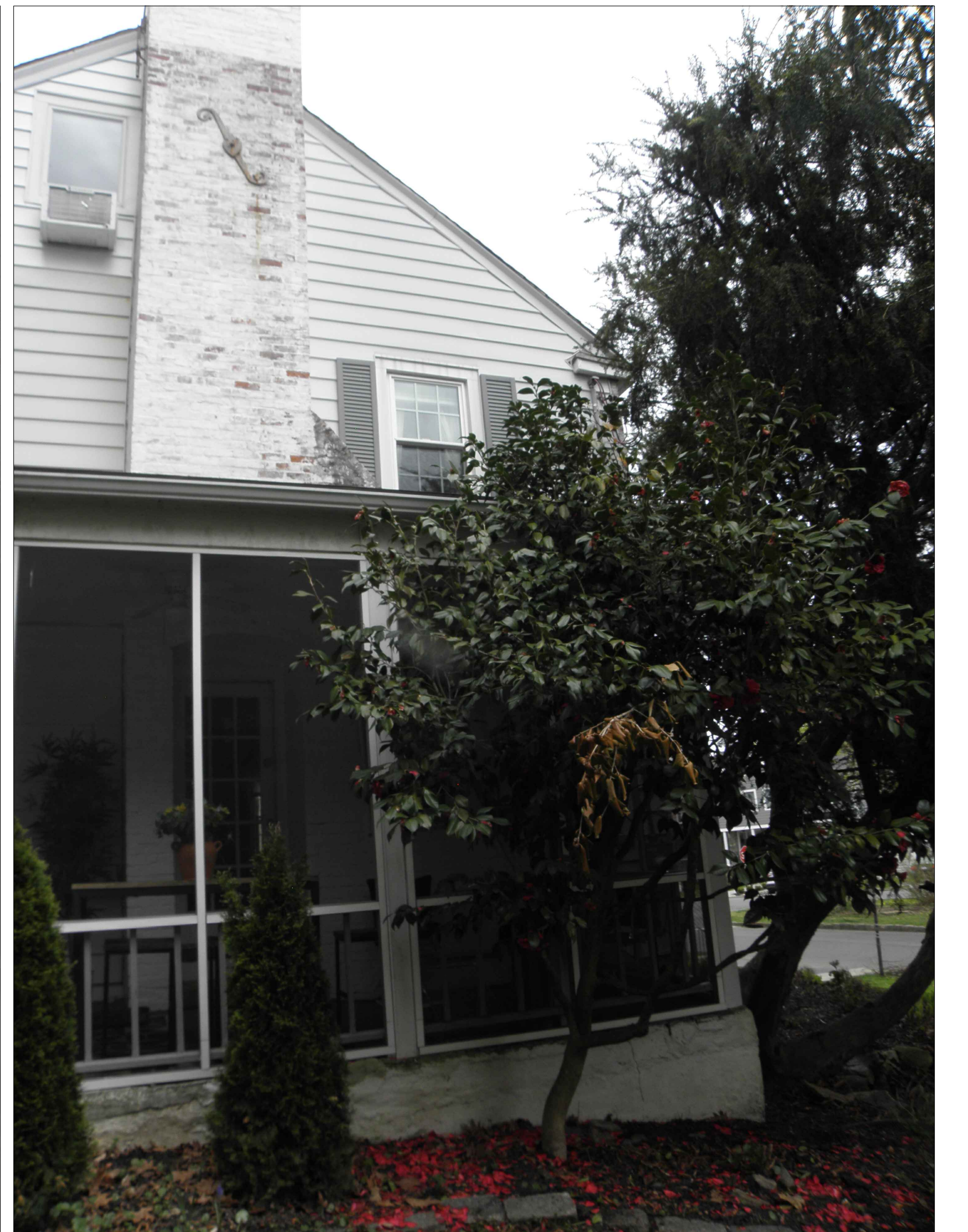


REVISIONS		
No.	Date	Revisions
Drawn By: E.B. J.L.L.		

Project. 20 DOGWOOD RESIDENCE  
PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK  
Dwg. Title.  
PROPOSED VS EXISTING ELEVATIONS

Drawing No.  
A-201  
APRIL 22, 2024

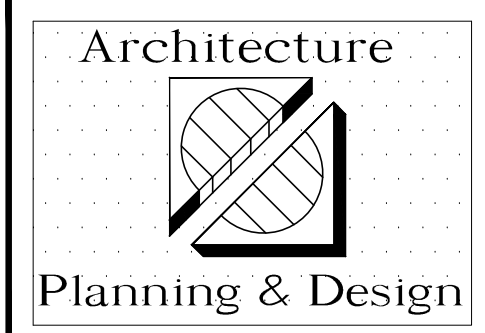




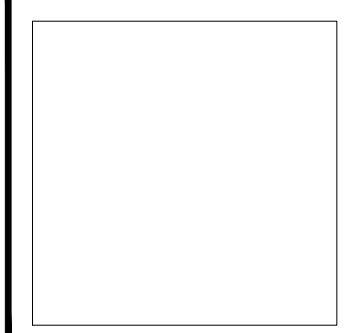
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REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		



Project.20 DOGWOOD RESIDENCE  
PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK

Dwg. Title.  
PHOTOS OF EXISTING HOUSE

Drawing No.  
**PHOTOS**  
APRIL 22, 2024

20 DOGWOOD RESIDENCE

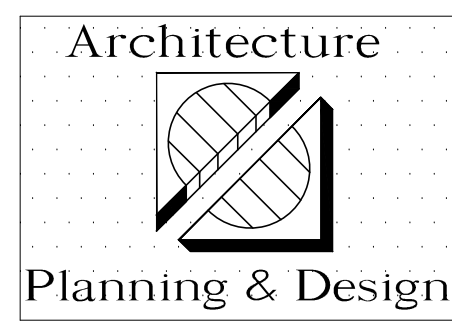




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914-472-8421

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REVISIONS		
No.	Date	Revisions
Drawn By: E.B.		

Project.20 DOGWOOD RESIDENCE

PROPOSED ALTERATIONS @  
20 DOGWOOD DRIVE  
SCARSDALE, NEW YORK

Dwg. Title.  
PHOTOS OF NEIGHBOR HOUSES

Drawing No.

PHOTOS

APRIL 22, 2024

20 DOGWOOD RESIDENCE