

JT2 Architects
1335 Spring Valley Road
Ossining, New York 10562
Jon Turnquist

September 3,2023

Re: Alvarez Residence
34 Park Trail
Croton On Hudson, New York 10520

Good morning:
this letter is a follow up on the variance being sought. Mr. Alvarez is seeking an Area Variance. The existing structure will be added onto vertically;(second story). The structure is in compliance with surrounding homes as it does not exceed the height requirement. Interior spaces are as per existing; having been increased in size. (*One bedroom). The entire structure will be renovated and in compliance with the 2020 Energy Code of the State of New York (Stretch code). We feel that the variance should be granted as it is an asset to the surrounding area as the property will be upgraded structurally, aesthetically and mechanically.

Thank You,

Jon Turnquist
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